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April 1990

Toronto CMA

RENTAL MARKET REPORT

HIGHLIGHTS OF THE APRIL 1990 RENTAL MARKET SURVEY

Toronto CMA

- The vacancy rate for privately initiated rental apartment structures with 3 or more units was 0.7% in the Toronto CMA in April 1990.
- The vacancy rate has almost doubled from the last survey conducted in October 1989 and is at its highest level since April 1984.
- The vacancy rate for publicly initiated rental apartment structures with 3 or more units was 0.2% in the Toronto CMA.
- The vacancy rate in the Toronto CMA, despite its easing, continues to be one of the lowest in Canada.
- More vacancies are being recorded in peripheral areas of the Toronto CMA, mostly in newer, more expensive buildings.
- Private rental construction remains very low, however, publicly assisted rental construction has increased.
- Mississauga and Ajax/Pickering have the highest vacancy rates in the Toronto CMA due to competition from the increasing glut of investor-owned condominiums being offered for rent.

PLEASE NOTE: Starting with the April 1990 Survey, CMHC has included all information for apartment structures of 3 units or more instead of 6 units or more to reflect a broader scope of the rental stock. Historical data is only available back to April 1987 when CMHC began surveying these smaller structures. Tables in this report which show a ten-year historical record refer to apartments of six units or more for consistency of the data presented.

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CMHC RENTAL MARKET SURVEY — Toronto CMA

April 1990

We are pleased to provide you with the results of our semi-annual rental market survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing three or more self-contained units, and row structures. Both privately initiated and publicly assisted units are included in the survey.

Only vacancy rate information is collected in the April survey.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451.

J. A. Jarvis
Manager
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VACANCY RESULTS

The vacancy rate for privately initiated rental apartments with 3 or more units in the Toronto Census Metropolitan Area (CMA) was 0.7% in April 1990, almost double the rate recorded in October 1989 and the highest it has been since April 1984. Even though the rate has eased, Toronto continues to be one of the tightest markets in the country.

Some individual submarkets within the Toronto CMA were extremely tight in the April 1990 survey, such as Scarborough (0.2%), Markham (0.1%), and Richmond Hill (0.0%). Other submarkets have eased considerably. For instance, both Mississauga and Ajax/Pickering recorded vacancy rates of 2.2% and 3.3% respectively.

Mississauga's high vacancy rate is mainly attributed to a higher number of investor-owned condominiums being offered for rent competing with higher-priced private rental housing. From January 1989 to April 1990, 2,780 condominium apartment units and 1,472 syndicated rental units were completed. These units, many of which are investor-owned, are being rented at competitive rates by the owner instead of being sold in Toronto's current weak real estate market. This has created increased competition, especially in Mississauga where the vacancy rate has increased from 1.0% to 2.2% in six months.

Ajax/Pickering has also experienced some trouble in renting out newly completed units at the higher end of the market, except that there are much fewer than in Mississauga. The vacancy rate remains unchanged at 3.3% as new buildings have had greater difficulty in renting up quickly in today's market.

Within the Toronto CMA, vacancy rates for privately initiated rental apartments with 3 or more units were as follows:

Area/Municipality	October 1989	April 1990
Toronto City	0.6%	0.8%
Etobicoke	0.2%	0.4%
York City	0.3%	0.4%
East York	0.1%	0.2%
Scarborough*	0.3%	0.2%
North York	0.2%	0.4%
Metro Toronto	0.4%	0.5%
Mississauga	1.0%	2.2%
Brampton	0.4%	0.8%
Oakville*	0.7%	0.4%
Caledon	0.0%	1.2%
York Region*	0.4%	0.1%
Ajax, Pickering	3.3%	3.3%
Milton, Halton Hills*	0.7%	0.5%
Orangeville	0.0%	0.0%
Toronto CMA	0.4%	0.7%

*Denotes a decline in the vacancy rate from October 1989 to April 1990.

A summary of the Toronto CMA vacancy rates by project type and size is given in the following table. In this table, vacancy rates are presented for apartments and row structures of 3 units and over. The overall vacancy rate for private structures (all row and apartment units) was 0.7% while the overall vacancy rate for public structures was 0.2%. In October 1989, there were 1,491 vacant public and private units and that number increased to 2,306 units in April 1990. There has been some easing of the number of vacant units, however, the units that are vacant tend to be at the higher end of the rent spectrum. Tenants who have the means have plenty of choice in higher end rental accommodation with only a few exceptions as far as location is concerned.

VACANCY RATE BY PROJECT TYPE AND SIZE
TORONTO CMA, APRIL 1990

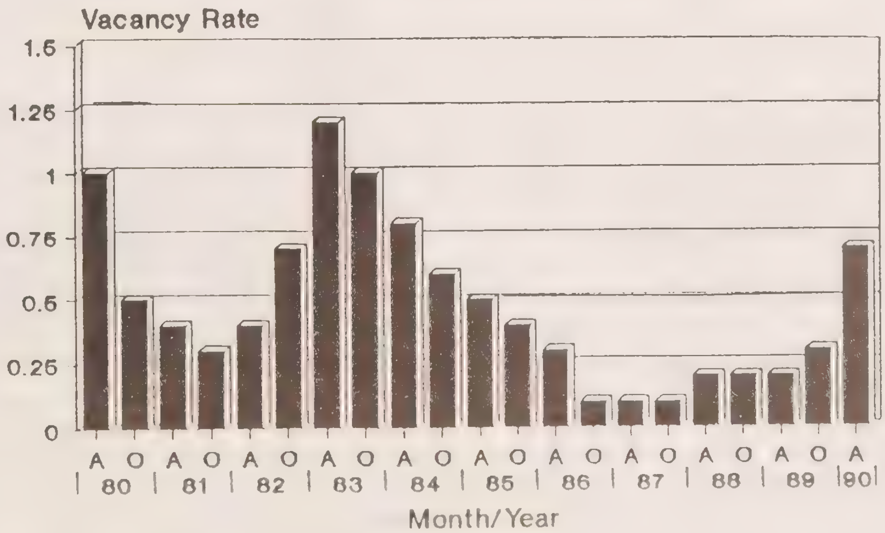
PRIVATE # OF UNITS IN PROJECT	APARTMENT SIZE OF UNIVERSE	APARTMENT # VACANT	APARTMENT VACANCY RATE	ROW SIZE OF UNIVERSE	ROW # VACANT	ROW VACANCY RATE	OVERALL VACANCY RATE
3-5	10286	187	1.8	93	0	.0	1.8
6-99	108932	724	.7	5938	37	.6	.7
100+	174294	1129	.6	3765	37	1.0	.7
TOTAL PRIVATE	293512	2040	.7	9796	74	.8	.7
TOTAL PUBLIC	87654	187	.2	14176	5	.0	.2
OVERALL TOTAL	381166	2227	.6	23972	79	.3	.6

Public rental projects in the Toronto CMA (which include limited dividend housing) have eased slightly as well. Of approximately 102,000 units available in the Toronto CMA, 192 were vacant in the Toronto CMA. Some units are vacant not because of the lack of needy tenants on a waiting list, but because of the type of unit vacant. It is evident that the most desirable type of public housing is for families who need larger units (2 and 3-bedroom units). Currently, 88% (168 units) of the public vacant units are in bachelor and 1-bedroom units.

In Ontario, the rental vacancy rate for the private universe of buildings containing 3 or more units was 1.3% in April 1990, up moderately from the 0.9% recorded in October 1989. Vacancy rate figures for selected areas in Ontario and Canada are found in the summary tables of this report.

Of all CMAs surveyed across Canada, only the Sudbury CMA had a lower rate than Toronto (0.6%). Rental market vacancy rates in British Columbia were similarly tight with rates of 0.7% and 0.9% recorded for Victoria and Vancouver. All CMAs, ranked from lowest to highest vacancy rate in April 1990 in Canada, are listed on the following page:

TORONTO CMA VACANCY RATES
Private Apartments -- Six Units And Over



Source: CMHC, April and October RMSS

Vacancy Rates For Privately Initiated Structures, Three Units And Over All CMAs In Canada

CMA	October 1989	April 1990
Sudbury	0.4%	0.6%
Victoria*	0.2%	0.7%
Toronto	0.4%	0.7%
Vancouver*	0.4%	0.9%
Hamilton	0.6%	0.9%
Kitchener	0.6%	1.3%
Oshawa	0.8%	1.6%
St. Catharines-Niagara	1.1%	1.9%
Ottawa	1.5%	1.9%
Thunder Bay	1.1%	2.0%
Windsor	1.3%	2.2%
Edmonton	2.1%	2.6%
Calgary	1.2%	2.7%
London	2.6%	3.1%
Chicoutimi-Jonquiere	4.9%	3.2%
Hull	3.1%	3.6%
Saint John	3.8%	3.9%
Halifax*	3.3%	4.1%
Québec	4.3%	4.1%
Montréal	4.7%	4.5%
St. John's	4.7%	4.6%
Winnipeg	6.5%	5.7%
Trois Rivieres	5.3%	6.1%
Sherbrooke	8.5%	7.3%
Regina	6.5%	7.6%
Saskatoon	8.8%	10.1%
All CMAs in Canada	3.1%	3.2%

*Denotes areas with vacancy rates with privately initiated structures with six units and over.

Of the Census Agglomerations (CAs) surveyed over 10,000 population, a number of areas in B.C. and Ontario had tighter markets than Toronto. These included Chilliwack and Kelowna (0.1%), Guelph (0.2%), Matsqui (0.3%), and Nanaimo (0.5%).

In Canada, the vacancy rate eased slightly to 3.2% from the 3.1% recorded in October 1989. Although vacancy rates in Ontario eased for reasons such as a slowing economy, slower employment growth and substantially lower net interprovincial migration, rates in places like Alberta were easing due to higher demand for ownership units because of increased consumer confidence.

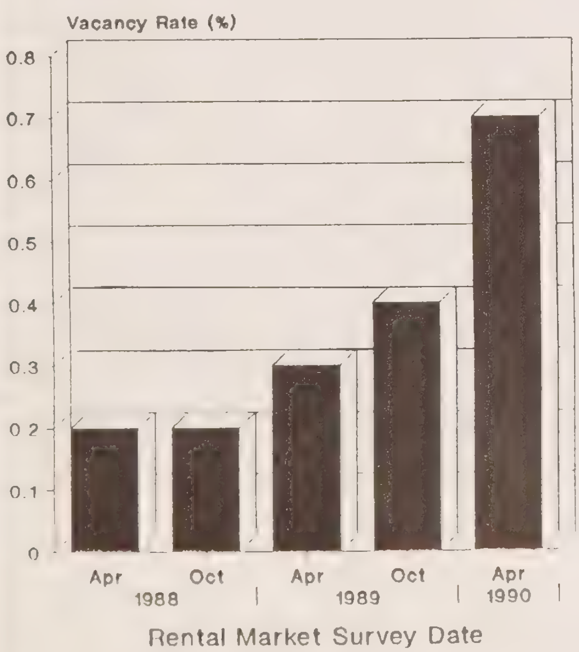
The table on the following page shows vacancy rates by bedroom type for private apartments with 3 or more units. Overall, the vacancy rate has increased in all bedroom type categories. However, slightly greater increases are evident in the 2 and 3 bedroom categories signifying the effect of the oversupply of condominiums on the market. Most condominiums purchased are 2-bedroom units. Consequently, those which have been purchased by investors are being individually rented and are creating competition for luxury units being rented in the private rental market. As a result of this situation, the greatest competition is in the 2-bedroom category, as evidenced by the greatest increase in the vacancy rate of all bedroom types, from 0.4% in October 1989 to 0.7% in April 1990.

VACANCY RATES BY BEDROOM TYPE — HISTORICAL COMPARISON
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1990

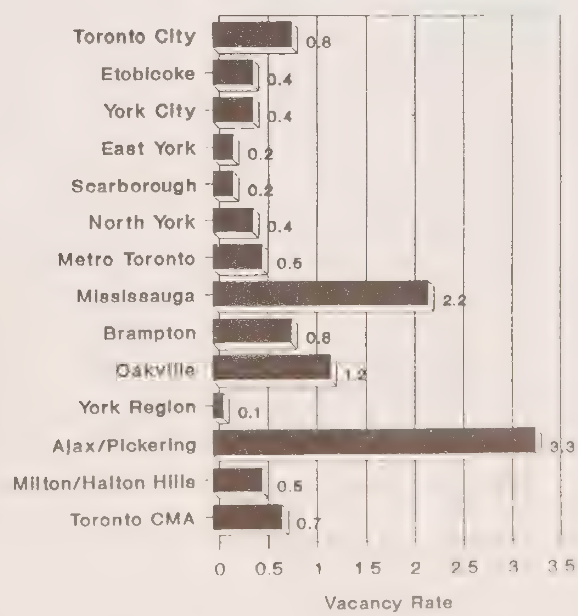
SURVEY DATE	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
1987 — APRIL	.5	.1	.2	.1	.2
OCTOBER	.2	.1	.1	.1	.1
1988 — APRIL	.3	.2	.2	.2	.2
OCTOBER	.3	.2	.2	.4	.2
1989 — APRIL	.3	.2	.2	.3	.3
OCTOBER	.6	.4	.4	.5	.4
1990 — APRIL	.7	.6	.7	.8	.7

The chart on the following page shows vacancy rates by zone for the Toronto CMA. In April 1990, most rates have eased with exceptions such as Richmond Hill, Markham and Oakville as mentioned earlier. Some subzones which have been tight for years are showing some signs of easing. For example, the six subzones in the City of North York which were all at 0.0-0.1% in October 1988 now range between 0.1-0.9%. In October 1988 there were only 32 vacant units in the City of North York while in April 1990, there were 262. This is due to increased competition in the rental market from condominiums and from other areas of the CMA.

TORONTO CMA, VACANCY RATES, 1988-1990
Private Apartments--Three Units And Over



Selected Vacancy Rates, Toronto CMA
Private Apartments - 3 Units And Over



VACANCY RATES BY ZONE
PRIVATE APARTMENTS—THREE UNITS AND OVER
TORONTO CMA, APRIL 1990

ZONE	LOCATION	APRIL 1988	OCTOBER 1988	APRIL 1989	OCTOBER 1989	APRIL 1990	# OF VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.2	.3	.2	.7	1.0	277	28288
2	Toronto (East)	.6	.4	.4	.6	.6	34	5637
3	Toronto (North)	.3	.2	.2	.3	.3	99	29515
4	Toronto (West)	.7	.9	.9	.9	1.2	259	21140
1-4	**Toronto City**	**.4**	**.4**	**.4**	**.6**	**.8**	**668**	**84580**
5	Etobicoke (South)	.5	.1	.5	.5	.7	68	10506
6	Etobicoke (Central)	.0	.1	.1	.1	.1	13	14183
7	Etobicoke (North)	.0	.1	.3	.2	1.0	47	4494
5-7	**Etobicoke City**	**.2**	**.1**	**.2**	**.2**	**.4**	**128**	**29183**
8	**York City**	**.2**	**.1**	**.1**	**.3**	**.4**	**71**	**17081**
9	**East York (Borough)**	**.1**	**.0**	**.1**	**.1**	**.2**	**35**	**18116**
10	Scarborough (Central)	.0	.1	.1	.2	.2	26	13696
11	Scarborough (North)	.1	.0	.1	.4	.4	26	6812
12	Scarborough (East)	.1	.1	.0	.3	.1	8	9458
10-12	**Scarborough City**	**.1**	**.1**	**.1**	**.3**	**.2**	**60**	**29966**
13	North York (Southeast)	.2	.0	.4	.4	.9	145	16834
14	North York (Northeast)	.1	.1	.0	.1	.4	43	11810
15	North York (Southwest)	.0	.0	.0	.1	.3	29	9695
16	North York (N. Central)	.0	.1	.1	.0	.2	19	11865
17	North York (Northwest)	.0	.1	.0	.2	.3	35	13069
13-17	**North York City**	**.1**	**.1**	**.1**	**.2**	**.4**	**271**	**63273**
1-17	**Metropolitan Toronto**	**.2**	**.2**	**.2**	**.4**	**.5**	**1233**	**242199**
18	Mississauga (South)	.1	.1	.2	.3	.3	35	11449
19	Mississauga (Northwest)	1.2	.2	.4	2.2	2.6	99	3892
20	Mississauga (Northeast)	.3	.8	.5	1.4	3.6	491	13472
18-20	**Mississauga City**	**.3**	**.4**	**.3**	**1.0**	**2.2**	**625**	**28813**
21	Brampton (West)	.1	.1	.0	.4	1.0	50	5205
22	Brampton (East)	.6	.7	.6	.3	.6	22	3733
21-22	**Brampton City**	**.3**	**.3**	**.3**	**.4**	**.8**	**72**	**8938**
23	Oakville Town	.4	.4	1.2	.7	.4	17	4339
24	Caledon	.0	.0	.0	.0	1.2	1	81
25	R. Hill, Vaughan, King	.0	.2	.1	.2	.0	1	2006
26	Aurora, Newm., Whit-St.	.2	1.0	.1	.6	.3	4	1553
27	Markham Town	.2	.1	.0	.4	.1	1	783
25-27	**York Region**	**.1**	**.5**	**.1**	**.4**	**.1**	**6**	**4342**
28	Pickering, Ajax, Uxbridge	.1	.1	.6	3.3	3.3	71	2148
29	Milton, Halton Hills	.4	.2	.0	.7	.5	7	1376
30	Orangeville	.1	.0	.0	.0	.0	0	797
31	Bradford, W. Gwillimbury	.4	.6	.0	.2	1.3	6	479
18-31	**Remaining Toronto CMA**	**.3**	**.4**	**.4**	**.9**	**1.6**	**807**	**51313**
1-31	**Toronto CMA**	**.2**	**.2**	**.3**	**.4**	**.7**	**2040**	**293512**

* Sample too small or not available

In the October 1988 survey, 652 vacancies were recorded in the Toronto CMA. In April 1990, there were 668 vacancies in the City of Toronto alone which includes the area up to just north of Yonge & Eglinton. In the Toronto CMA, the number of vacancies jumped to 2,040 units which shows the tremendous increase seen in the last 18 months in the number of vacant private rental apartments.

STARTS AND COMPLETIONS ACTIVITY

Starts activity from January to April 1990 are down in every region in the Toronto area, excluding Durham Region which has only increased marginally. From the same period last year, starts are down 41% in Metro Toronto, down 63% in Peel Region, down 45% in York Region, down 20% in Halton Region, up 3% in Durham Region, and down 44% in the Toronto CMA.

Freehold starts are down in every market, ranging from a 23% decline in Durham Region to a 66% decrease in York Region. Condominium starts have increased in Halton and Durham Regions but only on a marginal scale. However, in Peel Region, the condominium glut in Mississauga has led to a strong decrease of 92% from January to April 1989 to the same period in 1990. The volume of rental housing, both assisted and private, continues to be relatively low in comparison to condominium and freehold activity.

Completions also show a decline in the Toronto CMA over the January to April period in 1990 but not as dramatic as starts activity. Increases were evident in Metro Toronto, Durham Region, and Halton Region. Further decreases are expected which corresponds to slower starts activity.

HOUSING COMPLETIONS BY TENURE
TORONTO CMA, JANUARY-APRIL, 1989-1990

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO	JANUARY-APRIL 1989	844	2632	400	501	4377
	JANUARY-APRIL 1990	689	1747	1267	831	4534
PEEL REGION	JANUARY-APRIL 1989	2120	1066	304	103	3593
	JANUARY-APRIL 1990	967	965	0	418	2350
DURHAM REGION	JANUARY-APRIL 1989	1360	43	135	50	1588
	JANUARY-APRIL 1990	1872	308	11	192	2383
YORK REGION	JANUARY-APRIL 1989	2287	1272	0	113	3672
	JANUARY-APRIL 1990	1575	830	0	118	2523
HALTON REGION	JANUARY-APRIL 1989	722	299	8	0	1029
	JANUARY-APRIL 1990	713	342	117	26	1198
TORONTO CMA	JANUARY-APRIL 1989	6577	5029	793	767	13166
	JANUARY-APRIL 1990	4461	4067	1369	1393	11290

*Individual municipality figures are available in the Toronto Branch Local Housing Market Report

HOUSING STARTS BY TENURE
TORONTO CMA, JANUARY-APRIL, 1989-1990

YEAR-TO-DATE/YEAR		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO	JANUARY-APRIL 1989	810	3226	340	651	5027
	JANUARY-APRIL 1990	285	2041	177	481	2984
PEEL REGION	JANUARY-APRIL 1989	1407	2378	0	101	3886
	JANUARY-APRIL 1990	776	200	229	250	1455
DURHAM REGION	JANUARY-APRIL 1989	1313	53	79	40	1485
	JANUARY-APRIL 1990	1014	341	132	38	1525
YORK REGION	JANUARY-APRIL 1989	2781	720	3	0	3504
	JANUARY-APRIL 1990	957	579	214	180	1930
HALTON REGION	JANUARY-APRIL 1989	819	318	26	0	1163
	JANUARY-APRIL 1990	291	419	215	0	925
TORONTO CMA	JANUARY-APRIL 1989	6265	6531	424	752	13972
	JANUARY-APRIL 1990	2688	3371	843	911	7813

*Individual municipality figures are available in the Toronto Branch Local Housing Market Report

THE ECONOMY

The Ontario and Toronto economies continue to experience much slower activity than in recent years. However, some indicators continue to show the economy has been much stronger than was first anticipated. The unemployment rate has actually decreased from the 4.5% rate recorded in April 1989 to 4.1% in April 1990. Similarly, the U.S. dollar has remained strong recording a 1¢ increase year over year to approximately 85¢ U.S. in April 1990.

In Ontario, due to continued strong migration to Ontario from international sources, the labour force will grow at 1.5% in 1990 following 1.9% growth in 1989. Employment growth will decline to 0.9% this year from 1.8% last year. As a result, unemployment will rise to 5.6% in 1990 from 5.1% in 1989.

Interest rates, since February 1990, have risen to an 8-year high with three-year mortgage rate terms reaching 14.25% in May 1990. Housing sales have slowed and consumers are anxious about the time of renewals. It is expected that interest rates will decline marginally by the end of the year.

MIGRATION

Total net international immigration to Ontario, which has been increasing since 1985, is forecast to increase to 92,000 persons in 1990 compared to 79,000 persons last year.

Net interprovincial migration peaked in 1986 at 42,916 persons and has steadily declined since that time. Beginning in the second quarter of 1989, interprovincial migration actually became negative and by year-end, 6,500 more persons were expected to leave Ontario for other provinces than to come to Ontario from other provinces. Negative net interprovincial migration is expected to continue to grow to 16,000 in 1990 due to the growing strength of the Alberta and B.C. economies and the slowdown of inmigration from Québec. Total net migration is expected to increase to 76,000 persons in 1990 from 72,500 in 1989.

Overall, slowing migration from other provinces has eased the pressure on the housing supply in the Toronto CMA while immigration levels appear to be stable or rising. For rental housing in Toronto as well as Ontario, vacancy rates and the number of vacancies has eased with the slowing of the economy, coupled with the competition from ownership condominiums being offered for rent.

OUTLOOK

Our expectation is that vacancy rates will rise to the 1.0% mark by October 1990. A slowing economy, negative net interprovincial migration, and an increasing condominium oversupply will be the contributing factors to this change. The result will be less demand for rental housing. At the same time, it would mark the first time in 8 years that the vacancy rate will have reached 1.0%.

The condominium market, although not entirely part of the CMHC Rental Market Survey, will have a definite effect on the private rental market. With so many condominiums being investor-owned, many owners will opt to rent them even if financial losses are incurred. Strong competition with these units and units at the high end of the private rental market will be an increasingly common phenomenon. This situation should continue until at least the end of 1992.

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis; and
- structures with less than three rental units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately interpret the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of
buildings included in the survey:

- privately initiated rental apartments in buildings containing three or more units;
- privately initiated rental units in row housing projects; and
- publicly initiated row and apartment projects of three or more units.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized co Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has be assigned.

In this survey, the 1986 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Beeton, Bradford, Tecumseth, Tottenham, West Gwillimbury, Ajax, Pickering and Orangeville.

*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1988 survey, 1986 Census boundaries, as defined by Statistics Canada, are used. This reduced the number of centres surveyed in Ontario from 56 to 47 because many centres became part of the redefined CMAs and CAs. Prior to the implementation of the RMSS, only 24 centres were surveyed in Ontario. The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then analysed by CMHC's National Office, who weight the data appropriately. The results presented in this report are taken from tables produced by CMHC's National Office.

In April 1990, 89.2% of the estimated private rental universe in the Toronto CMA was sampled. Vacancy data was acquired for 98.1% of this sample.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 255.

SUMMARY TABLES

SUMMARY RESULTS, BACHELOR UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

		PREVIOUS VACANCY RATES				APRIL 1990 SUMMARY		
ZONE	LOCATION	APRIL 1988	OCTOBER 1988	APRIL 1989	OCTOBER 1989	APRIL 1990	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.1	.1	.2	.8	.5	32	6794
2	Toronto (East)	1.6	.2	.3	1.3	1.0	10	991
3	Toronto (North)	.0	.1	.0	.1	.4	22	4852
4	Toronto (West)	.4	.9	.7	1.0	1.8	92	5029
1-4	**Toronto City**	**.3**	**.3**	**.3**	**.7**	**.9**	**156**	**17666**
5	Etobicoke (South)	.0	1.0	1.3	.0	.0	0	823
6	Etobicoke (Central)	.0	.0	.0	.0	.0	0	187
7	Etobicoke (North)	.0	.0	.0	.0	.0	0	26
5-7	**Etobicoke City**	**.0**	**.9**	**1.1**	**.0**	**.0**	**0**	**1036**
8	**York City**	**.0**	**.2**	**.2**	**.2**	**.3**	**5**	**1665**
9	**East York (Borough)**	**.0**	**.4**	**.4**	**.4**	**.4**	**4**	**1169**
10	Scarborough (Central)	.0	.3	1.0	.3	.7	2	360
11	Scarborough (North)	.0	.0	.0	.0	.0	0	85
12	Scarborough (East)	.0	.0	.0	.0	.0	0	181
10-12	**Scarborough City**	**.0**	**.2**	**.6**	**.2**	**.4**	**2**	**626**
13	North York (Southeast)	.0	.0	.0	.0	.7	1	157
14	North York (Northeast)	.4	.0	.0	.0	.0	0	198
15	North York (Southwest)	.0	.0	.0	.0	.0	0	318
16	North York (N. Central)	.6	.6	.6	.0	.0	0	165
17	North York (Northwest)	.5	.0	.4	1.0	.4	1	286
13-17	**North York City**	**.2**	**.1**	**.2**	**.3**	**.2**	**2**	**1124**
1-17	**Metropolitan Toronto**	**.2**	**.3**	**.3**	**.6**	**.7**	**169**	**23285**
18	Mississauga (South)	.3	.6	.8	.0	.0	0	359
19	Mississauga (Northwest)	2.8	.0	.0	.0	.0	0	23
20	Mississauga (Northeast)	.0	.4	.0	1.2	.4	1	247
18-20	**Mississauga City**	**.6**	**.5**	**.4**	**.5**	**.2**	**1**	**629**
21	Brampton (West)	.0	.0	.0	.0	.6	1	155
22	Brampton (East)	.0	1.4	.0	.0	.0	0	70
21-22	**Brampton City**	**.0**	**.4**	**.0**	**.0**	**.4**	**1**	**225**
23	Oakville Town	.0	.0	1.3	.7	.0	0	136
24	Caledon	*	.0	.0	*	9.1	1	11
25	R. Hill, Vaughan, King	.0	.0	.0	2.0	.0	0	102
26	Aurora, Newm., Whit-St.	.0	.0	.0	.0	.0	0	77
27	Markham Town	.0	.0	.0	.0	.0	0	9
25-27	**York Region**	**.0**	**.0**	**.0**	**1.0**	**.0**	**0**	**188**
28	Pickering, Ajax, Uxbridge	.0	.0	9.1	.0	.0	0	11
29	Milton, Halton Hills	8.5	.0	.0	.0	.0	0	31
30	Orangeville	2.1	.0	.0	.0	.0	0	50
31	Bradford, W. Gwillimbury	.0	.0	.0	.0	4.3	1	23
18-31	**Remaining Toronto CMA**	**.6**	**.3**	**.4**	**.4**	**.3**	**4**	**1306**
1-31	**Toronto CMA**	**.3**	**.3**	**.3**	**.6**	**.7**	**173**	**24591**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 1-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

		PREVIOUS VACANCY RATES				APRIL 1990 SUMMARY		
ZONE	LOCATION	APRIL 1988	OCTOBER 1988	APRIL 1989	OCTOBER 1989	APRIL 1990	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.2	.2	.2	.6	1.1	159	14647
2	Toronto (East)	.3	.3	.3	.7	.8	23	2955
3	Toronto (North)	.3	.2	.0	.2	.2	30	14905
4	Toronto (West)	.6	.7	1.1	.8	1.0	99	10425
1-4	**Toronto City**	**.4**	**.3**	**.4**	**.5**	**.7**	**311**	**42932**
5	Etobicoke (South)	.5	.0	.3	.6	1.0	47	4551
6	Etobicoke (Central)	.0	.1	.0	.0	.0	0	4245
7	Etobicoke (North)	.0	.0	.1	.6	.5	4	747
5-7	**Etobicoke City**	**.2**	**.0**	**.2**	**.3**	**.5**	**51**	**9543**
8	**York City**	**.2**	**.1**	**.1**	**.3**	**.5**	**45**	**8485**
9	**East York (Borough)**	**.1**	**.0**	**.1**	**.1**	**.2**	**22**	**9683**
10	Scarborough (Central)	.0	.0	.1	.2	.2	10	6006
11	Scarborough (North)	.1	.0	.0	.5	.6	12	2165
12	Scarborough (East)	.1	.2	.0	.4	.0	1	2716
10-12	**Scarborough City**	**.0**	**.1**	**.0**	**.3**	**.2**	**23**	**10887**
13	North York (Southeast)	.2	.0	.4	.7	1.5	90	6159
14	North York (Northeast)	.0	.2	.0	.0	.2	9	3795
15	North York (Southwest)	.0	.0	.1	.1	.0	0	3855
16	North York (N. Central)	.0	.0	.1	.1	.1	6	4385
17	North York (Northwest)	.0	.0	.0	.2	.3	16	4895
13-17	**North York City**	**.1**	**.0**	**.2**	**.2**	**.5**	**121**	**23089**
1-17	**Metropolitan Toronto**	**.2**	**.2**	**.2**	**.4**	**.5**	**572**	**104619**
18	Mississauga (South)	.1	.1	.2	.3	.2	10	4775
19	Mississauga (Northwest)	1.6	.1	.8	4.5	3.3	47	1432
20	Mississauga (Northeast)	.1	.3	.2	1.0	3.3	132	3966
18-20	**Mississauga City**	**.3**	**.2**	**.3**	**1.1**	**1.9**	**189**	**10174**
21	Brampton (West)	.0	.0	.0	.4	.5	11	2039
22	Brampton (East)	.4	.6	.8	.3	.2	2	956
21-22	**Brampton City**	**.2**	**.2**	**.3**	**.4**	**.4**	**13**	**2995**
23	Oakville Town	.3	.2	.9	.2	.4	5	1357
24	Caledon	.0	.0	.0	.0	.0	0	24
25	R. Hill, Vaughan, King	.0	.0	.0	.0	.0	0	698
26	Aurora, Newm., Whit-St.	.2	.6	.0	.7	.2	1	658
27	Markham Town	.5	.2	.0	1.0	.3	1	305
25-27	**York Region**	**.2**	**.3**	**.0**	**.5**	**.1**	**2**	**1662**
28	Pickering, Ajax, Uxbridge	.0	.0	.0	.9	.5	1	226
29	Milton, Halton Hills	.4	.6	.0	.7	.5	3	556
30	Orangeville	.0	.0	.0	.0	.0	0	331
31	Bradford, W. Gwillimbury	.6	.9	.0	.0	2.1	3	146
18-31	**Remaining Toronto CMA**	**.3**	**.2**	**.3**	**.8**	**1.2**	**216**	**17470**
1-31	**Toronto CMA**	**.2**	**.2**	**.2**	**.4**	**.6**	**789**	**122089**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 2-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

ZONE	LOCATION	PREVIOUS VACANCY RATES APRIL 1988	OCTOBER 1988	APRIL 1989	OCTOBER 1989	APRIL 1990 SUMMARY APRIL 1990	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.4	.2	.2	1.0	1.2	75	6203
2	Toronto (East)	.2	.6	.8	.0	.1	1	1523
3	Toronto (North)	.3	.2	.6	.4	.4	37	8361
4	Toronto (West)	.9	1.1	.4	.9	1.2	59	4963
1-4	**Toronto City**	**.5**	**.4**	**.4**	**.7**	**.8**	**172**	**21050**
5	Etobicoke (South)	.6	.0	.5	.4	.4	21	4768
6	Etobicoke (Central)	.0	.0	.1	.2	.1	11	7382
7	Etobicoke (North)	.0	.1	.2	.2	1.3	36	2798
5-7	**Etobicoke City**	**.2**	**.0**	**.2**	**.2**	**.5**	**68**	**14949**
8	**York City**	**.3**	**.0**	**.2**	**.5**	**.2**	**12**	**6142**
9	**East York (Borough)**	**.0**	**.0**	**.1**	**.1**	**.1**	**7**	**6264**
10	Scarborough (Central)	.0	.0	.1	.1	.2	13	6376
11	Scarborough (North)	.1	.0	.1	.4	.3	13	3875
12	Scarborough (East)	.1	.1	.0	.2	.1	4	5230
10-12	**Scarborough City**	**.0**	**.1**	**.1**	**.2**	**.2**	**30**	**15481**
13	North York (Southeast)	.2	.0	.2	.2	.6	53	8596
14	North York (Northeast)	.0	.1	.0	.1	.5	26	5860
15	North York (Southwest)	.0	.0	.0	.1	.4	18	4531
16	North York (N. Central)	.0	.1	.1	.0	.2	10	5598
17	North York (Northwest)	.0	.1	.1	.1	.2	16	6402
13-17	**North York City**	**.1**	**.1**	**.1**	**.1**	**.4**	**124**	**30987**
1-17	**Metropolitan Toronto**	**.2**	**.1**	**.2**	**.3**	**.4**	**414**	**94874**
18	Mississauga (South)	.1	.1	.1	.3	.3	17	5492
19	Mississauga (Northwest)	.6	.0	.3	.9	2.3	46	2015
20	Mississauga (Northeast)	.3	1.1	.7	1.6	4.2	339	8064
18-20	**Mississauga City**	**.3**	**.6**	**.4**	**1.0**	**2.6**	**402**	**15571**
21	Brampton (West)	.1	.1	.0	.4	1.4	39	2755
22	Brampton (East)	.5	.6	.7	.3	.3	6	2046
21-22	**Brampton City**	**.3**	**.3**	**.3**	**.3**	**.9**	**45**	**4801**
23	Oakville Town	.3	.3	1.0	.9	.3	8	2439
24	Caledon	.0	.0	.0	.0	.0	0	39
25	R. Hill, Vaughan, King	.0	.2	.0	.1	.1	1	1077
26	Aurora, Newm., Whit-St.	.1	1.0	.3	.7	.4	3	748
27	Markham Town	.0	.0	.0	.0	.0	0	429
25-27	**York Region**	**.0**	**.4**	**.1**	**.3**	**.2**	**4**	**2254**
28	Pickering, Ajax, Uxbridge	.3	.1	.0	2.9	1.2	13	1043
29	Milton, Halton Hills	.1	.0	.0	.7	.3	2	731
30	Orangeville	.0	.0	.0	.0	.0	0	366
31	Bradford, W. Gwillimbury	.4	.6	.0	.0	.4	1	258
18-31	**Remaining Toronto CMA**	**.2**	**.5**	**.4**	**.9**	**1.7**	**475**	**27501**
1-31	**Toronto CMA**	**.2**	**.2**	**.2**	**.4**	**.7**	**889**	**122375**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 3-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

		PREVIOUS VACANCY RATES				APRIL 1990 SUMMARY		
ZONE	LOCATION	APRIL 1988	OCTOBER 1988	APRIL 1989	OCTOBER 1989	APRIL 1990	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.0	4.8	.2	.2	1.6	10	644
2	Toronto (East)	.0	.0	.0	.0	.0	0	168
3	Toronto (North)	.1	.9	.2	1.0	.8	11	1397
4	Toronto (West)	1.2	1.0	2.7	1.9	1.1	8	724
1-4	**Toronto City**	**.4**	**1.7**	**.8**	**1.0**	**1.0**	**29**	**2932**
5	Etobicoke (South)	.2	.0	.0	.0	.0	0	364
6	Etobicoke (Central)	.1	.1	.1	.0	.1	2	2370
7	Etobicoke (North)	.0	.3	.4	.0	.8	7	922
5-7	**Etobicoke City**	**.1**	**.1**	**.2**	**.0**	**.3**	**9**	**3656**
8	York City	.0	.0	.0	.0	1.1	9	790
9	East York (Borough)	.1	.0	.0	.1	.2	2	1000
10	Scarborough (Central)	.1	.2	.0	.7	.1	1	953
11	Scarborough (North)	.2	.0	.0	.0	.1	1	687
12	Scarborough (East)	.2	.0	.1	.5	.2	3	1331
10-12	**Scarborough City**	**.2**	**.1**	**.0**	**.4**	**.2**	**5**	**2971**
13	North York (Southeast)	.2	.2	.8	.0	.1	1	1922
14	North York (Northeast)	.2	.0	.1	.1	.4	7	1957
15	North York (Southwest)	.0	.1	.0	.0	1.1	11	991
16	North York (N. Central)	.1	.0	.2	.1	.2	3	1717
17	North York (Northwest)	.0	.0	.0	.3	.1	2	1487
13-17	**North York City**	**.1**	**.1**	**.3**	**.1**	**.3**	**24**	**8073**
1-17	**Metropolitan Toronto**	**.1**	**.3**	**.3**	**.3**	**.4**	**78**	**19421**
18	Mississauga (South)	.0	.0	.1	.8	1.0	8	822
19	Mississauga (Northwest)	2.5	.9	.0	1.3	1.5	6	421
20	Mississauga (Northeast)	.3	.2	.4	1.0	1.6	19	1195
18-20	**Mississauga City**	**.8**	**.3**	**.2**	**1.0**	**1.4**	**33**	**2439**
21	Brampton (West)	.0	.0	.0	1.1	.0	0	255
22	Brampton (East)	1.2	.9	.2	.1	2.1	14	661
21-22	**Brampton City**	**.9**	**.7**	**.1**	**.4**	**1.5**	**14**	**916**
23	Oakville Town	1.2	1.7	3.3	1.5	1.0	4	407
24	Caledon	*	*	*	*	*	0	*
25	R. Hill, Vaughan, King	.0	1.6	.8	.8	.0	0	128
26	Aurora, Newm., Whit-St.	.0	5.3	.0	.0	.0	0	70
27	Markham Town	.0	.0	.0	.0	.0	0	40
25-27	**York Region**	**.0**	**2.4**	**.5**	**.4**	**.0**	**0**	**238**
28	Pickering, Ajax, Uxbridge	.0	.0	1.3	4.4	6.6	57	868
29	Milton, Halton Hills	.0	.0	.0	.0	3.2	2	58
30	Orangeville	.0	.0	.0	.0	.0	0	51
31	Bradford, W. Gwillimbury	.0	.0	.0	2.1	2.1	1	52
18-31	**Remaining Toronto CMA**	**.6**	**.5**	**.6**	**1.5**	**2.2**	**111**	**5036**
1-31	**Toronto CMA**	**.2**	**.4**	**.3**	**.5**	**.8**	**190**	**24457**

* Sample too small or not available

NOTE: 12 month % change is based on a matched sample

NOTE: Totals and subtotals may not add up exactly due to rounding

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3+, AND ROW) TORONTO CMA, APRIL 1990

ZONE	LOCATION	6+ APT VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ APT VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE
1	Toronto (Central)	255	27315	.9	276	28288	1.0	0	13	.0
2	Toronto (East)	34	4652	.7	34	5637	.6	0	14	.0
3	Toronto (North)	89	27795	.3	99	29515	.3	0	63	.0
4	Toronto (West)	201	19237	1.0	259	21140	1.2	9	158	5.7
1-4	**Toronto City**	**579**	**78999**	**.7**	**668**	**84580**	**.8**	**9**	**248**	**3.6**
5	Etobicoke (South)	36	9482	.4	68	10506	.6	0	64	.0
6	Etobicoke (Central)	8	14147	.1	13	14183	.1	0	467	.0
7	Etobicoke (North)	46	4438	1.0	47	4494	1.0	4	568	.7
5-7	**Etobicoke City**	**90**	**28067**	**.3**	**128**	**29183**	**.4**	**4**	**1099**	**.4**
8	**York City**	**44**	**15557**	**.3**	**71**	**17081**	**.4**	**0**	**165**	**.0**
9	**East York (Borough)**	**32**	**17930**	**.2**	**35**	**18116**	**.2**	**0**	**97**	**.0**
10	Scarborough (Central)	23	13490	.2	26	13696	.2	1	304	.3
11	Scarborough (North)	26	6812	.4	26	6812	.4	0	440	.0
12	Scarborough (East)	6	9402	.1	8	9458	.1	0	423	.0
10-12	**Scarborough City**	**55**	**29704**	**.2**	**60**	**29966**	**.2**	**1**	**1167**	**.1**
13	North York (Southeast)	145	16812	.9	145	16834	.9	3	1390	.2
14	North York (Northeast)	43	11783	.4	43	11810	.4	16	1000	1.6
15	North York (Southwest)	24	9336	.3	29	9695	.3	0	0	.0
16	North York (N. Central)	16	11645	.1	19	11865	.2	0	0	.0
17	North York (Northwest)	35	12987	.3	35	13069	.3	0	593	.0
13-17	**North York City**	**262**	**62563**	**.4**	**271**	**63273**	**.4**	**19**	**2983**	**.6**
1-17	**Metropolitan Toronto**	**1063**	**232820**	**.5**	**1233**	**242199**	**.5**	**33**	**5759**	**.6**
18	Mississauga (South)	33	11309	.3	35	11449	.3	8	432	1.9
19	Mississauga (Northwest)	99	3888	2.5	99	3892	2.5	29	837	3.5
20	Mississauga (Northeast)	491	13472	3.6	491	13472	3.6	1	1281	.1
18-20	**Mississauga City**	**623**	**28669**	**2.2**	**625**	**28813**	**2.2**	**38**	**2550**	**1.5**
21	Brampton (West)	45	5067	.9	50	5205	1.0	0	528	.0
22	Brampton (East)	22	3733	.6	22	3733	.6	0	202	.0
21-22	**Brampton City**	**67**	**8800**	**.8**	**72**	**8938**	**.8**	**0**	**730**	**.0**
23	Oakville Town	15	4269	.4	17	4339	.4	2	400	.5
24	Caledon	1	76	1.3	1	81	1.2	0	0	.0
25	R. Hill, Vaughan, King	1	1935	.1	1	2006	.0	0	0	.0
26	Aurora, Newm., Whit-St.	4	1373	.3	4	1553	.3	1	293	.3
27	Markham Town	1	783	.1	1	783	.1	0	0	.0
25-27	**York Region**	**6**	**4091**	**.2**	**6**	**4342**	**.1**	**1**	**293**	**.3**
28	Pickering, Ajax	70	2109	3.3	71	2148	3.3	0	54	.0
29	Milton, Halton Hills	3	1261	.3	7	1376	.5	0	0	.0
30	Orangeville	0	743	.0	0	797	.0	0	0	.0
31	Bradford, W. Gwillimbury	4	388	1.0	6	479	1.3	0	10	.0
18-31	**Remaining Toronto CMA**	**790**	**50406**	**1.6**	**805**	**51313**	**1.6**	**41**	**4037**	**1.0**
1-31	**Toronto CMA**	**1853**	**283226**	**.7**	**2038**	**293512**	**.7**	**74**	**9796**	**.8**

* Sample size too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

ESTIMATED PRIVATE AND PUBLIC UNIVERSE AND NUMBER OF VACANT UNITS, TOTALS TORONTO CMA, APRIL 1990

ZONE	LOCATION	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE	PUBLIC VACANT	PUBLIC UNIVERSE	PUBLIC VACANCY RATE	OVERALL VACANT	OVERALL UNIVERSE	OVERALL VACANCY RATE
1	Toronto (Central)	277	28301	1.0	17	15721	.1	294	44022	7
2	Toronto (East)	34	5651	.6	2	5680	.0	36	11331	.3
3	Toronto (North)	99	29578	.3	2	1407	.1	101	30985	.3
4	Toronto (West)	268	21298	1.3	14	6208	.2	282	27506	1.0
1-4	**Toronto City**	**677**	**84828**	**.8**	**35**	**29016**	**.1**	**712**	**113844**	**.6**
5	Etobicoke (South)	68	10570	.6	0	1272	.0	68	11842	.6
6	Etobicoke (Central)	13	14650	.1	0	3584	.0	13	18234	.1
7	Etobicoke (North)	51	5062	1.0	17	4173	.4	68	9235	.7
5-7	**Etobicoke City**	**132**	**30282**	**.4**	**17**	**9029**	**.2**	**149**	**39311**	**.4**
8	**York City**	**71**	**17246**	**.4**	**8**	**5233**	**.2**	**79**	**22479**	**.3**
9	**East York (Borough)**	**35**	**18213**	**.2**	**0**	**2135**	**.0**	**35**	**20348**	**.2**
10	Scarborough (Central)	27	14000	.2	14	6752	.2	41	20752	.2
11	Scarborough (North)	26	7252	.4	4	5523	.1	30	12775	.2
12	Scarborough (East)	8	9881	.1	20	9490	.2	28	19371	.1
10-12	**Scarborough City**	**61**	**31133**	**.2**	**38**	**21765**	**.2**	**99**	**52898**	**.2**
13	North York (Southeast)	148	18224	.8	16	1957	.8	164	20181	.8
14	North York (Northeast)	59	12810	.5	2	1905	.1	61	14715	.4
15	North York (Southwest)	29	9695	.3	0	3731	.0	29	13426	.2
16	North York (N. Central)	19	11865	.2	5	2250	.2	24	14115	.2
17	North York (Northwest)	35	13662	.3	54	8945	.6	89	22607	.4
13-17	**North York City**	**290**	**66256**	**.4**	**77**	**18788**	**.4**	**367**	**85044**	**.4**
1-17	**Metropolitan Toronto**	**1266**	**247958**	**.5**	**175**	**85966**	**.2**	**1441**	**333924**	**.4**
18	Mississauga (South)	43	11881	.4	2	1770	.1	45	13651	.3
19	Mississauga (Northwest)	128	4729	2.7	4	1476	.3	132	6205	2.1
20	Mississauga (Northeast)	492	14753	3.3	2	2949	.1	494	17702	2.8
18-20	**Mississauga City**	**663**	**31363**	**2.1**	**8**	**6195**	**.1**	**671**	**37558**	**1.8**
21	Brampton (West)	50	5733	.9	0	1520	.0	50	7253	.7
22	Brampton (East)	22	3935	.6	2	1176	.2	24	5111	.5
21-22	**Brampton City**	**72**	**9668**	**.7**	**2**	**2696**	**.1**	**74**	**12364**	**.6**
23	Oakville Town	19	4739	.4	3	1067	.3	22	5806	.4
24	Caledon	1	81	1.2	1	124	.8	2	205	1.0
25	R. Hill, Vaughan, King	1	2006	.0	0	1338	.0	1	3344	.0
26	Aurora, Newm., Whit-St.	5	1846	.3	0	1717	.0	5	3563	.1
27	Markham Town	1	783	.1	0	762	.0	1	1545	.1
25-27	**York Region**	**7**	**4635**	**.2**	**0**	**3817**	**.0**	**7**	**8452**	**.1**
28	Pickering, Ajax	71	2202	3.2	0	1052	.0	71	3254	2.2
29	Milton, Halton Hills	7	1376	.5	3	690	.4	10	2066	.5
30	Orangeville	0	797	.0	0	148	.0	0	945	.0
31	Bradford, W. Gwillimbury	6	489	1.2	0	75	.0	6	564	1.1
18-31	**Remaining Toronto CMA**	**848**	**55350**	**1.5**	**17**	**15864**	**.1**	**865**	**71214**	**1.2**
1-31	Toronto CMA	2114	303308	.7	192	101830	.2	2306	405138	.6

NOTE: Totals and subtotals may not add up exactly due to rounding

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED APARTMENT UNITS COMPLETED PRIOR TO JANUARY 1990 APRIL 1990

SURVEY AREA	6 UNITS AND OVER			3 UNITS AND OVER		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Hamilton CMA *	41204	303	.7	43775	395	.9
Kitchener CMA *	24494	321	1.3	25689	325	1.3
London CMA *	34927	1115	3.2	38465	1196	3.1
St. Catharines CMA *	13810	217	1.6	16818	320	1.9
Oshawa CMA *	10003	147	1.5	10717	170	1.6
Ottawa CMA (Ontario Part) *	57102	1092	1.9	60525	1170	1.9
Sudbury CMA *	6915	36	.5	9154	35	.4
Thunder Bay CMA *	4368	61	1.4	5445	107	2.0
Toronto CMA *	283226	1853	.7	293512	2040	.7
Windsor CMA *	12368	270	2.2	14321	312	2.2
Sub-Total CMAs	488417	5415	1.1	518421	6070	1.2
CAs 50,000+ Population						
Barrie CA *	2734	50	1.8	3183	56	1.7
Belleville CA *	5369	62	1.2	6211	75	1.2
Brantford CA *	3724	20	.5	4568	39	.9
Cornwall CA *	2068	67	3.3	3490	144	4.1
Guelph CA *	6357	15	.2	6732	17	.2
Kingston CA *	8889	79	.9	10576	92	.9
North Bay CA *	2178	37	1.7	3195	54	1.7
Peterborough CA *	3891	59	1.5	4921	94	1.9
Sarnia CA *	4849	133	2.7	5398	157	2.9
Sault Ste. Marie CA *	4024	26	.7	4867	39	.8
Sub-Total CAs 50,000+	44083	548	1.2	53141	767	1.4

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit. Calculation of vacancy rates are rounded according to an algorithm designed by CMHC's Statistical Services Division and applied to all vacancy rates

(continued) **ONTARIO VACANCY RESULTS, PRIVATELY INITIATED APARTMENT UNITS COMPLETED PRIOR TO JANUARY 1990**
APRIL 1990

SURVEY AREA	6 UNITS AND OVER			3 UNITS AND OVER		
CAs and CENTRES 10,000 to 50,000 Population	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Dunnville Town	67	0	.0	82	0	.0
Haldimand Town	293	3	1.0	320	3	.9
Huntsville Town	154	3	1.9	216	3	1.4
Nanticoke City	107	0	.0	139	3	2.2
Port Hope Town	219	1	.5	227	1	.4
Brockville CA	2042	81	4.0	2395	88	3.7
Chatham CA *	2883	45	1.6	3919	81	2.1
Cobourg CA	726	4	.6	775	4	.5
Collingwood CA	553	1	.2	723	1	.1
Elliot Lake CA	1457	380	26.1	1473	388	26.4
Haileybury CA	162	25	15.4	315	35	11.1
Hawkesbury CA	382	15	3.9	632	29	4.6
Kapuskasing CA	301	17	5.7	623	37	6.0
Kenora CA	190	5	2.6	291	9	3.1
Kirkland Lake CA	496	74	14.8	987	80	8.1
Leamington CA *	880	31	3.5	946	32	3.4
Lindsay CA	1060	6	.6	1332	12	.9
Midland CA	851	8	.9	1094	13	1.2
Orillia CA	1062	5	.5	1545	12	.8
Owen Sound CA	1305	3	.2	1710	10	.6
Pembroke CA (Ontario Part)	706	33	4.7	971	50	5.2
Simcoe CA	360	1	.3	544	4	.8
Stratford CA	1804	49	2.7	2098	50	2.4
Tillsonburg CA	716	13	1.8	845	15	1.8
Timmins CA	851	17	1.9	1551	27	1.7
Wallaceburg CA	383	29	7.6	490	34	6.9
Woodstock CA *	1185	15	1.3	1527	21	1.4
Sub-Total CA's etc. 10,000 to 50,000 Population	21195	864	4.1	27770	1042	3.8
Sub-Total All CAs etc.	65278	1412	2.2	80911	1809	2.2
TOTAL Ontario	553695	6827	1.2	599332	7879	1.3

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

** Results cannot be released where obtained from 3 or fewer structures.

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit. Calculation of vacancy rates are rounded according to an algorithm designed by CMHC's Statistical Services Division and applied to all vacancy rates

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1980	1981		1982		1983		1984		1985		1986		1987		1988		1989		1990	
	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	
Barrie	***	.9	***	.3	.1	.4	.0	.1	.1	.0	.2	.4	.0	.1	.2	1.9	.2	.0	.1	1.8	Barrie
Belleville	***	***	***	***	***	***	***	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	.5	1.2	Belleville
Brantford	***	4.7	***	2.0	1.9	1.8	2.3	2.5	1.5	1.0	.4	.5	.3	.1	.2	.4	.4	.5	.3	.5	Brantford
Calgary*	.4	.7	.2	1.8	6.3	11.7	12.3	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	Calgary*
Chicoutimi-Jonquiere*	1.4	.5	1.3	2.4	4.7	3.5	2.3	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	Chicoutimi*
Cornwall	***	.1	***	.7	1.2	3.2	1.2	1.0	.6	1.2	2.8	1.3	1.2	.9	1.3	1.4	2.6	1.6	3.0	3.3	Cornwall
Edmonton*	1.1	2.5	1.1	3.4	4.6	7.5	9.5	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	Edmonton*
Guelph	***	1.6	***	1.8	1.1	1.9	.4	.3	.2	.6	.1	.4	.1	.0	.2	.1	.1	.0	.1	.2	Guelph
Halifax*	1.2	.9	.5	.9	.6	2.1	.9	.9	.4	.7	.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	Halifax*
Hamilton*	1.3	1.1	.7	.6	.6	1.2	.8	.9	.5	.4	.4	.5	.3	.3	.3	.3	.4	.4	.5	.7	Hamilton*
Kingston	***	3.2	***	1.3	1.2	1.1	.1	.1	.1	.7	1.3	1.8	1.3	1.7	1.1	1.2	.4	.9	.3	.9	Kingston
Kitchener*	1.1	1.6	.7	.9	1.0	2.2	.9	.7	.6	.4	.4	.4	.2	.4	.2	.5	.4	.5	.6	1.3	Kitchener*
London*	4.1	3.8	1.9	2.5	3.0	3.3	2.8	2.4	1.0	.9	.4	.5	.7	1.0	1.0	.9	2.1	3.1	2.7	3.2	London*
Montreal*	3.4	2.1	1.9	1.7	2.7	2.6	3.2	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	Montreal*
North Bay	***	.5	***	.7	.3	.8	.5	.5	.3	.4	.2	.3	.7	1.1	.4	.4	1.4	1.5	.4	1.7	North Bay
Oshawa*	2.4	1.2	.0	.2	.5	1.3	1.5	1.5	.3	.1	.1	.2	.2	.1	.3	.3	.4	.2	.7	1.5	Oshawa*
Ottawa-Hull*	3.9	2.4	.9	.7	.3	.3	.3	.3	.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.6	Ottawa-Hull*
Ottawa*	3.5	2.2	.6	.4	.2	.3	.3	.3	.3	.9	.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	Ottawa*
Hull*	5.8	3.3	2.3	2.0	.5	.7	.7	.7	.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	Hull*
Peterborough	***	1.1	***	.5	.7	1.8	.7	.4	.4	.6	.4	1.5	1.1	.9	.6	2.9	2.1	2.0	1.0	1.5	Peterborough
Quebec City*	2.8	2.0	1.8	1.7	4.8	3.7	5.2	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	Quebec City*
Regina*	.7	1.9	.5	1.0	.3	2.6	2.1	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	Regina*
St. Catharines-Niagara*	1.8	1.9	.8	1.3	1.6	3.0	1.0	1.0	.8	.6	.3	.7	.8	1.0	.5	1.2	1.0	1.1	.9	1.6	St. Catharines*
St. John*	3.6	3.4	3.1	4.9	2.1	4.0	3.9	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	St. John*
St. John's*	.1	.9	1.4	7.6	1.1	5.1	4.2	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	St. John's*
Sarnia	***	4.2	***	.4	1.4	1.9	2.8	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	Sarnia
Saskatoon*	.5	1.8	.8	2.1	1.1	3.4	2.3	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	Saskatoon*
Sault Ste. Marie	***	4.1	***	2.5	4.5	7.3	5.7	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	.5	.3	.2	.2	.7	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	***	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	Sherbrooke*
Sudbury*	1.9	2.0	.6	.7	1.5	1.9	.5	.9	.8	1.0	.6	1.0	.9	1.1	1.0	1.2	.3	.8	.3	.5	Sudbury*
Thunder Bay*	1.0	2.0	1.1	1.6	.6	1.3	.4	1.4	.4	.4	.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	.6	1.4	Thunder Bay*
Toronto*	.5	.4	.3	.4	.7	1.2	1.0	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	Toronto*
Trois Rivieres*	***	***	***	1.8	4.8	4.6	4.4	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	Trois Rivieres*
Vancouver*	.1	.1	.1	.6	1.9	2.6	1.3	2.4	2.2	2.8	2.2	.9	.9	2.3	1.1	1.0	.4	.5	.4	.9	Vancouver*
Victoria*	.1	.1	.1	.6	1.5	2.7	1.1	3.7	2.2	3.3	1.9	2.4	.6	1.1	.4	1.0	.3	.7	.2	.7	Victoria*
Windsor*	6.1	8.3	7.0	7.0	3.4	2.7	2.0	1.0	.7	.7	.7	.5	1.0	1.1	.7	1.1	.8	1.0	1.0	2.2	Windsor*
Winnipeg*	5.1	4.3	3.5	2.1	1.4	1.4	.9	1.0	.8	.9	.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	Winnipeg*
TOTAL (CMA's only)	2.2	1.6	1.2	1.4	2.1	2.7	2.7	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	TOTAL (CMA's only)

*Census Metropolitan Areas (CMA's)*** Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY AND PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1980	1981		1982		1983		1984		1985		1986		1987		1988		1989		1990	
	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	
Barrie	***	***	***	.3	.1	.4	.0	.1	.1	.0	.2	.4	.0	.1	.2	1.7	.2	.0	.2	1.8	Barrie
Belleville	***	***	***	***	***	***	***	***	***	***	***	***	***	1.1	.9	1.2	1.0	.9	.4	1.0	Belleville
Brantford	***	***	***	1.7	1.6	1.4	2.1	1.9	1.3	.9	.6	.4	.3	.1	.1	.3	.3	.4	.3	.7	Brantford
Calgary*	.5	.7	.3	1.8	5.8	11.1	11.7	13.4	10.1	7.7	3.7	3.9	4.4	5.3	4.3	3.9	2.4	2.0	1.4	2.6	Calgary*
Chicoutimi-Jonquiere*	1.2	.5	1.0	1.9	3.5	2.5	2.2	1.6	1.3	1.4	2.5	2.9	6.7	6.5	7.8	5.2	5.5	3.7	3.9	2.6	Chicoutimi*
Cornwall	***	***	***	.5	.9	1.9	.7	.5	.5	.8	1.6	.9	.8	.6	1.3	1.0	2.2	1.5	2.3	2.4	Cornwall
Edmonton*	1.0	2.4	1.1	3.2	4.3	7.3	9.2	11.2	9.7	7.9	4.9	5.1	4.6	5.8	5.8	6.8	4.5	3.8	2.4	2.8	Edmonton*
Guelph	***	***	***	1.7	1.1	1.8	.4	.3	.2	.8	.2	.5	.2	.0	.2	.1	.1	.0	.1	.2	Guelph
Halifax*	1.2	1.0	.5	.9	.5	1.9	.8	.8	.4	.7	.6	1.9	2.3	3.8	4.2	4.2	4.1	4.3	3.5	4.5	Halifax*
Hamilton*	1.5	1.3	1.1	.7	.6	1.3	.9	.8	.7	.5	.5	.7	.6	.2	.5	.4	.5	.4	.4	.7	Hamilton*
Kingston	***	***	***	1.2	1.1	1.0	.1	.2	.1	.6	1.1	1.5	1.2	1.5	1.0	1.1	.4	.8	.3	.8	Kingston
Kitchener*	1.1	1.6	.7	.9	.9	2.0	.9	.6	.6	.4	.4	.4	.2	.4	.2	.4	.4	.5	.5	1.2	Kitchener*
London*	3.7	3.4	1.7	2.3	2.7	3.1	2.5	2.2	1.0	.9	.4	.6	.6	.9	.9	.8	1.9	2.8	2.5	2.9	London*
Montreal*	3.5	2.0	1.9	1.6	2.6	2.6	3.1	2.5	2.4	1.9	1.6	1.3	1.8	1.6	3.4	3.8	3.8	3.6	4.7	4.5	Montreal*
North Bay	***	***	***	.6	.3	.6	.4	.4	.2	.3	.1	.2	.5	.8	.3	.3	1.0	1.1	.4	1.2	North Bay
Oshawa*	2.2	1.0	.0	.2	.4	1.1	1.3	1.3	.3	.1	.1	.2	.2	.1	.3	.2	.3	.2	.6	1.2	Oshawa*
Ottawa-Hull*	3.8	2.4	1.1	.7	.3	.3	.3	.3	.3	1.0	1.2	2.0	2.6	2.6	2.7	2.7	1.9	2.0	1.6	2.0	Ottawa-Hull*
Ottawa*	3.1	2.0	.6	.4	.2	.2	.2	.2	.3	.8	.7	1.3	1.7	1.8	1.4	1.7	1.5	1.8	1.3	1.8	Ottawa*
Hull*	6.8	4.5	3.8	2.0	.6	.6	.5	.6	.7	2.1	3.5	4.8	6.4	6.2	8.6	6.1	3.9	3.0	2.7	3.2	Hull*
Peterborough	***	***	***	.4	.5	1.5	.7	.3	.3	.4	.3	1.2	.9	.9	.4	2.5	1.7	1.7	.9	1.3	Peterborough
Quebec City*	2.6	1.8	1.6	1.5	4.2	3.3	4.6	2.8	1.6	1.1	1.4	1.3	2.7	2.6	4.8	4.5	4.5	3.7	3.9	3.7	Quebec City*
Regina*	.7	1.8	.5	.9	.2	2.5	1.9	2.8	1.6	3.5	2.7	4.6	2.9	3.5	2.2	4.2	4.7	7.1	5.5	6.5	Regina
St. Catharines-Niagara*	1.8	1.7	.7	1.1	1.4	2.6	.9	.9	.8	.6	.3	.6	.7	.9	.5	1.0	.8	1.0	.7	1.4	St. Catharines*
St. John*	4.0	3.8	3.0	4.3	1.9	3.3	3.2	3.8	3.8	3.8	2.5	4.6	4.4	5.0	4.3	3.7	3.4	3.7	2.4	2.1	St. John*
St. John's*	.1	.7	1.2	6.1	.9	4.0	3.5	3.8	1.5	2.9	1.6	5.8	3.9	7.2	7.8	8.5	7.0	6.0	4.0	4.0	St. John's*
Sarnia	***	***	***	.4	1.3	1.8	2.6	3.1	2.6	2.6	2.2	4.1	5.7	5.6	5.8	4.3	2.6	2.3	2.3	2.5	Sarnia
Saskatoon*	.5	1.6	.8	2.0	1.0	3.1	2.1	4.3	1.2	3.2	2.3	5.0	2.6	4.1	4.0	7.6	7.8	9.1	7.9	9.1	Saskatoon*
Sault Ste. Marie	***	***	***	2.2	3.9	6.2	5.1	2.1	1.3	1.4	.8	1.7	3.8	3.7	2.3	.5	.3	.3	.2	.6	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	***	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.1	8.9	7.3	Sherbrooke*
Sudbury*	1.9	1.6	.5	.6	1.3	1.5	.4	.7	.6	.8	.5	.9	.7	.8	.8	.9	.4	.6	.2	.4	Sudbury*
Thunder Bay*	.8	1.3	.8	1.1	.4	1.0	.3	1.0	.3	.3	.4	.7	1.6	2.2	1.6	1.5	.9	1.2	.4	.9	Thunder Bay*
Toronto*	.6	.5	.3	.4	.6	1.1	.8	.8	.6	.6	.4	.4	.1	.2	.1	.2	.1	.2	.3	.6	Toronto*
Trois Rivieres*	***	***	***	1.5	4.2	4.0	3.8	2.3	1.9	2.0	1.8	2.3	5.8	5.5	8.0	6.2	5.6	5.2	5.0	5.4	Trois Rivieres*
Vancouver*	.1	.1	.1	.5	1.7	2.4	1.2	2.1	2.1	2.6	2.1	.8	.9	2.1	1.0	.9	.4	.4	.4	.8	Vancouver*
Victoria*	.1	.1	.1	.6	1.4	2.6	1.1	3.5	2.1	3.0	1.8	2.3	.6	1.0	.3	1.0	.3	.6	.2	.7	Victoria*
Windsor*	5.5	8.2	6.9	6.4	3.1	2.5	1.7	1.1	.9	.7	.7	.5	.8	1.0	.5	.9	.6	.9	.9	1.8	Windsor*
Winnipeg*	4.6	4.1	3.1	1.9	1.2	1.3	.9	1.0	.8	.8	.9	1.1	1.5	1.8	2.5	2.7	3.9	4.2	6.0	5.3	Winnipeg*
TOTAL (CMA's only)	2.1	1.6	1.2	1.3	1.9	2.5	2.5	2.5	2.1	1.9	1.4	1.4	1.6	1.8	2.2	2.5	2.3	2.3	2.5	2.7	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

TORONTO CMA ZONE BOUNDARIES
APRIL 1990

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10, 40-58, 93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353, 369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307, 321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310, 317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515, 540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532

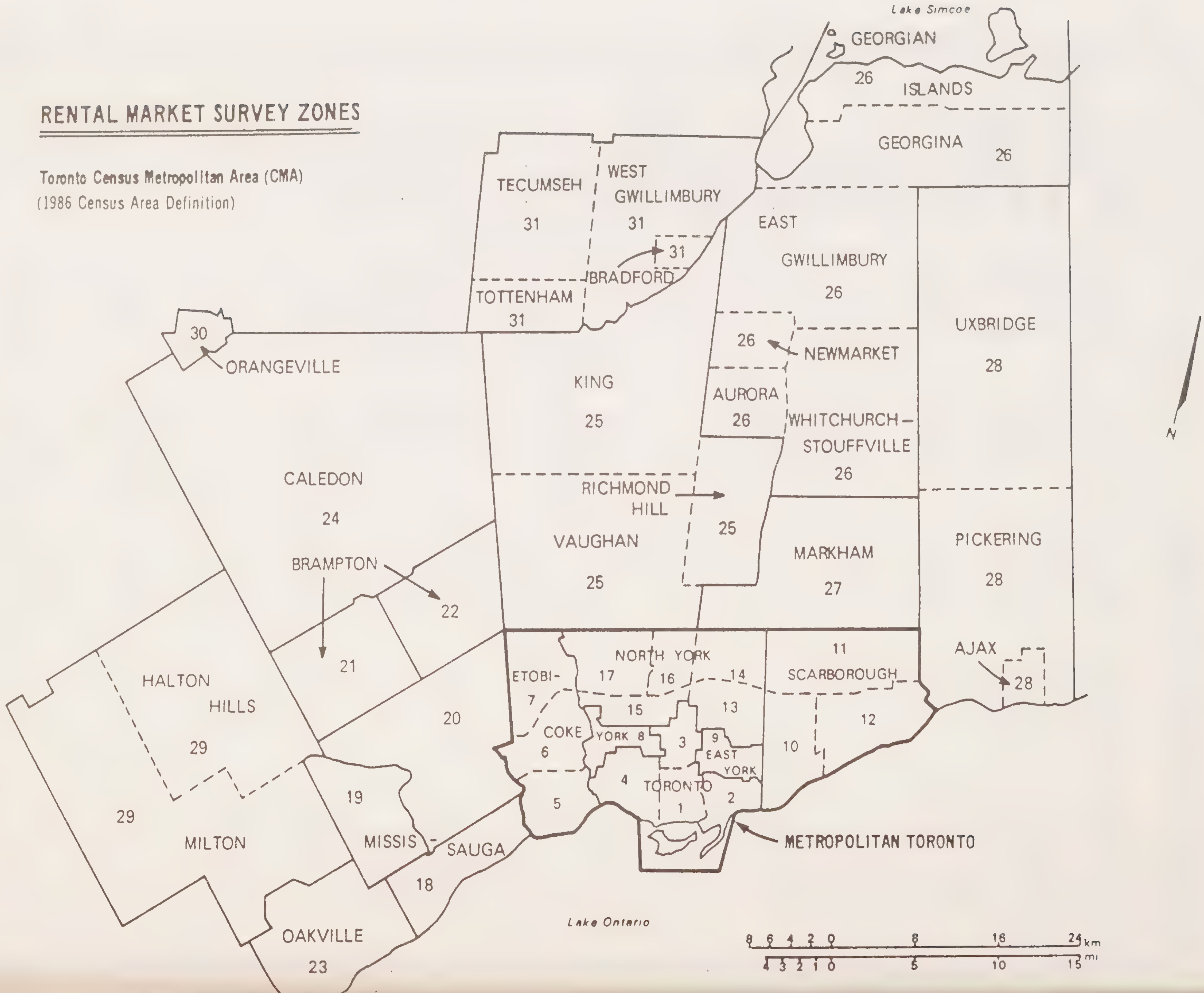
TORONTO CMA ZONE BOUNDARIES (continued)

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
21	Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill					420-424
	Vaughan					410-413
	King					460-461
26	Aurora					440-442
	Newmarket					450-452
	Whitchurch-Stouffville					430-431
	East Gwillimbury					455-456
27	Markham Town					400-403
28	Pickering*					800-801, 803-804 807, 805*, 806*, 820*
	Ajax*					810-812, 805*, 806*, 820*
	Uxbridge					830-831
29	Milton					620-626
	Halton Hills					630-637
30	Orangeville					590-592
31	Bradford					480-481
	Beeton					484
	West Gwillimbury					482
	Tecumseth					484
	Tottenham					483
	Georgina Township					470-475
	Georgina Island					476

* Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary

RENTAL MARKET SURVEY ZONES

Toronto Census Metropolitan Area (CMA)
(1986 Census Area Definition)



Canada

CMHC SCHL
Helping to house Canadians

October 1990

Toronto CMA

RENTAL MARKET REPORT

NHA 6231

HIGHLIGHTS OF THE OCTOBER 1990 RENTAL MARKET SURVEY Toronto CMA

- The vacancy rate in October 1990 was 1.0% for privately initiated rental apartment structures with three or more units in the Toronto CMA.
- The 1.0% rate is up from 0.7% recorded in April 1990 and 0.4% in October 1989.
- The vacancy rate for publicly initiated rental apartment structures with three or more units was 0.2% in the Toronto CMA, unchanged from April 1990.
- The vacancy rate in the Toronto CMA continues to be one of the lowest in Canada, despite its easing.
- An oversupply of condominiums will continue to cause an easing of vacancy rates, but very little rental housing construction will offset this increase.
- Average rents have increased 5-7% depending on bedroom type.
- Across Canada, average rents are now highest in the Vancouver CMA.
- New rental housing policy from the Ontario government to be introduced in 1991.

PLEASE NOTE: Starting with the April 1990 Survey, CMHC has included all information for apartment structures of 3 units or more instead of 6 units or more to reflect a broader scope of the rental stock. Historical data is only available back to April 1987 when CMHC began surveying these smaller structures. Tables in this report which show a ten-year historical record refer to apartments of six units or more for consistency of the data presented.

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January 1991

CMHC RENTAL MARKET SURVEY — Toronto CMA

October 1990

We are pleased to provide you with the results of our semi-annual Rental Market Survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing three or more self-contained units and row structures. Both privately initiated and publicly assisted units are included in the survey.

Vacancy rates and rental rate information are recorded in the October survey.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 255.

J. A. Jarvis
Manager
Toronto Branch

Canada

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VACANCY RESULTS

The vacancy rate in October 1990 was 1.0% for privately initiated rental apartments with three or more units in the Toronto Census Metropolitan Area (CMA). This means 10 out of every 1000 units were vacant and available for rent. The 1.0% rate is up from 0.7% recorded in April 1990 and 0.4% in October 1989.

The October 1990 Rental Market Survey marks the first time since October 1983 when the vacancy rate has been as high as 1.0%. There has been quite a change in market conditions since 1987 and 1988 when there was only 1 out of every 1000 units available for rent in Toronto.

The main phenomenon which has contributed to the easing vacancy rate has been the oversupply of condominiums being offered for rent by investors, particularly at the higher end of the rent spectrum. Suburban areas in the Toronto CMA such as Mississauga, Brampton and Ajax/Pickering are part of this phenomenon. In Mississauga alone, in 1988 there were 2,397 condominium apartment completions, compared to 3,422 in 1989, and approximately 3,500 in 1990.

Even though vacancy rates have eased in the last year, some areas within the Toronto CMA continue to have very low rates including East York (0.1%), North York (0.4%), and Etobicoke (0.5%).

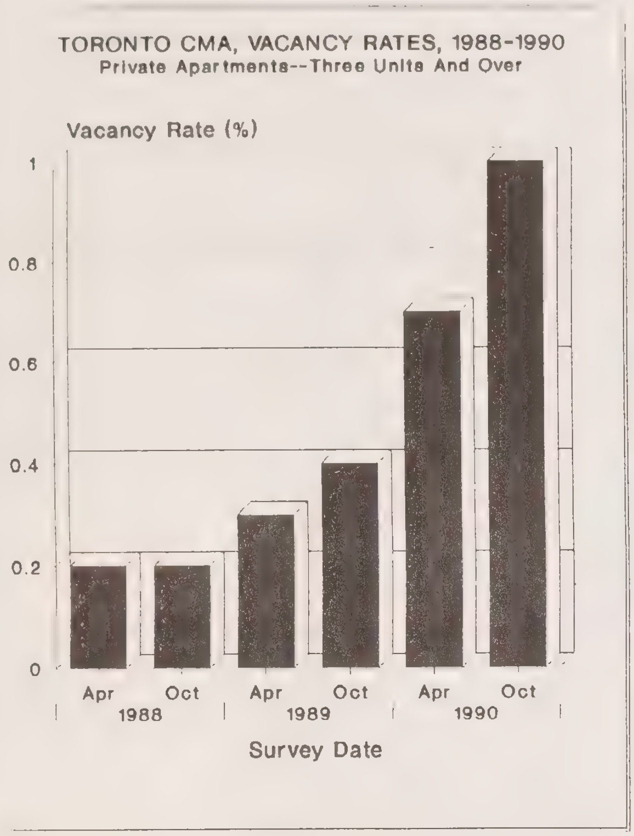
Over the past months, the actual number of vacancies in privately initiated rental apartments with 3 or more units has increased from 2038 in April 1990, to 2805 in October 1990 in the Toronto CMA. Vacancies, in a general sense, tend to be concentrated in higher-priced rental units, however, there has been a very small number of units vacant in lower-priced units. In 1987, vacancies in lower-priced units were virtually non-existent.

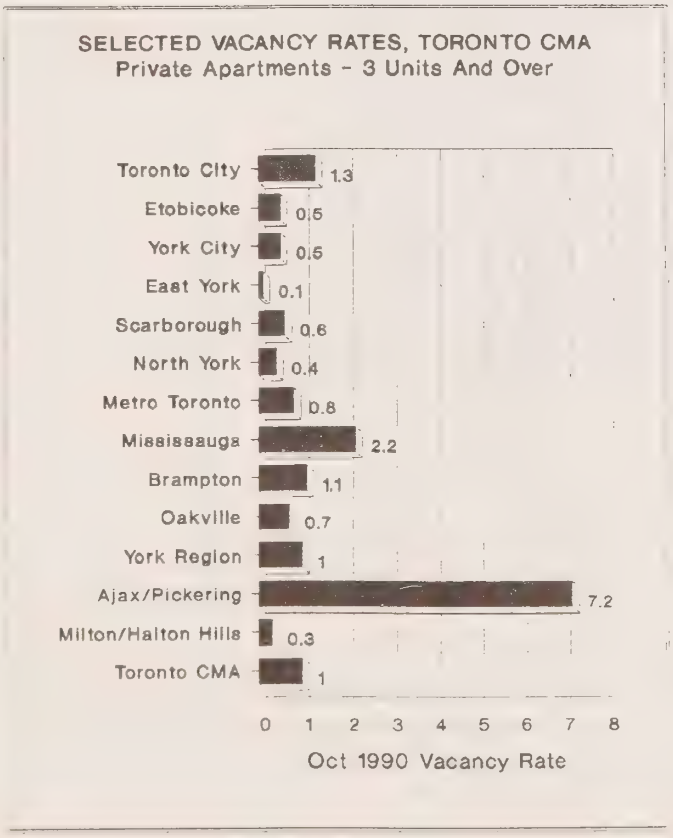
Within the Toronto CMA, vacancy rates for privately initiated rental apartment structures with 3 or more units were as follows:

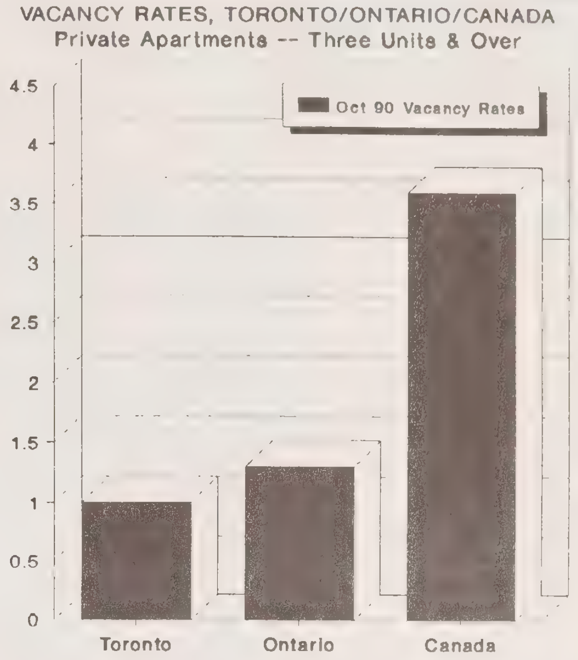
Area/Municipality	April 1990	October 1990
Toronto City	0.8%	1.3%
Etobicoke	0.4%	0.5%
York City	0.4%	0.5%
*East York	0.2%	0.1%
Scarborough	0.2%	0.6%
North York	0.4%	0.4%
Metro Toronto	0.5%	0.8%
Mississauga	2.2%	2.2%
Brampton	0.8%	1.1%
Oakville	0.4%	0.7%
*Caledon	1.2%	0.0%
York Region	0.1%	1.0%
Ajax/Pickering	3.3%	7.2%
*Milton/Halton Hills	0.5%	0.3%
Orangeville	0.0%	0.4%
Toronto CMA	0.7%	1.0%

* Denotes a decline in the vacancy rate from April 1990 to October 1990.

Toronto is still considered to be a tight rental market. The average vacancy rate for large urban centres in Ontario was 1.4%. Of the metropolitan areas in Ontario, Ottawa had the lowest vacancy rate at 0.5%, followed by Sudbury (0.7%), and Toronto (1.0%). Of the Census Agglomerations (CAs) surveyed, a number of cities had vacancy rates lower than Toronto including North Bay (0.5%), Owen Sound (0.7%), Brantford (0.8%), and Kingston (0.9%). The average vacancy rate for large urban centres in Canada was 3.6%* which is quite high in comparison to the Toronto rate. British Columbia and Ontario had the







lowest overall vacancy rates in the country.

Public rental projects in the Toronto CMA (which include limited dividend housing) continue to have virtually no vacancies. Of the approximately 100,000 units available in the Toronto CMA, 220 were found to be available during the October 1990 survey. The vacancy rate for all publicly initiated row and apartments was 0.2% in the Toronto CMA. The reason for any vacancies, even though there are waiting lists for various types of publicly assisted rental housing, is that when units turnover, the location or unit type is not suitably matched to the applicant's need. Family units are the most desirable, however, many of the vacancies tend to be in bachelor and one-bedroom units. In addition, less desirable locations without appropriate access or transportation tend to have slightly more opportunity for vacancies in public units.

Of all CMAs surveyed across Canada, centres in British Columbia and Ontario dominated the tighter rental markets. Strong housing demand continues to keep vacancies low in many markets in British Columbia, including Victoria (0.3%), Vancouver (0.9%), Kelowna (0.1%), Kamloops (0.1%), and Nanaimo (0.5%). However, rates in British Columbia are only available for privately initiated structures of six units and over which tend to produce a lower rate. British Columbia will survey structures of three units and over beginning in 1991 and will be the final region to join this segment of the Rental Market Survey.

Very low rates were also recorded in Ontario centres such as North Bay (0.5%), Ottawa (0.5%), Sudbury (0.7%), Brantford (0.8%), Kingston (0.9%), and Thunder Bay and Toronto (1.0%).

All CMAs, ranked from lowest to highest vacancy rate in October 1990 in Canada, are listed below:

Vacancy Rates For Privately Initiated Structures, Three Units And Over

CMA	April 1990	October 1990
Victoria*	0.7%	0.3%
Ottawa	1.9%	0.5%
Sudbury	0.6%	0.7%
Vancouver*	0.9%	0.9%
Toronto	0.7%	1.0%
Thunder Bay	2.0%	1.0%
Hamilton	0.9%	1.3%
Kitchener	1.3%	1.3%
Oshawa	1.6%	1.8%
Edmonton	2.6%	1.8%
St. John's	4.6%	1.8%
Calgary	2.7%	2.0%
St. Catharines-Niagara	1.9%	2.1%
Windsor	2.2%	2.5%
London	3.1%	2.8%
Halifax*	4.1%	3.5%
Saint John	3.9%	4.1%
Hull	3.6%	4.2%
Regina	7.6%	5.0%
Chicoutimi-Jonquiere	3.2%	5.1%
Montréal	4.5%	5.4%
Québec	4.1%	5.7%
Winnipeg	5.7%	6.4%
Saskatoon	10.1%	7.4%
Trois Rivieres	6.1%	7.6%
Sherbrooke	7.3%	9.7%
All CMAs in Canada	3.2%	3.6%

*Denotes areas with vacancy rates with privately initiated structures with six units and over.
Figures for Halifax show the three units and over vacancy rates for October 1990.

In Canada, the vacancy rate eased moderately to 3.6% from the 3.2% recorded in April 1990. This change is due mainly to an oversupply of rental units in Quebec and rising housing inventories in Ontario.

RENTS

Average rents in the Toronto CMA rose by approximately 5-7% over the past 12 months, depending on bedroom type. These increases are higher than Province of Ontario's rent review guideline of 4.6% for 1990. Slightly higher increases take into account the small number of rental apartments which received rent review application decisions higher than the statutory guideline.

In November 1990, the Ontario Ministry of Housing announced legislation which will limit rent increases while the government develops a new system of rent control. This legislation protects tenants over the next two years by setting up a moratorium on rent increases.

The moratorium is said to be a temporary measure to protect tenants from high increases allowed under the previous rent review system. The moratorium rules will apply to rent increases taking effect from October 1, 1990 and will continue until new rent control legislation is passed. Under the moratorium, most rent increases will be limited to the guideline amount set by the Ministry of Housing each year. In 1990, the guideline was 4.6%; in 1991, it is 5.4%.

How the new rental housing policy proposed by the Ontario government will affect vacancy rates and rents is unclear as the policy details have not been announced. Generally, the government's mandate is to have a new rent control system which will tie rental increases to the rate of inflation. Allowances for any pass through costs have not been decided upon.

The average rent table for the Toronto CMA shows that the highest rents are within the City of Toronto, followed by the cities of Mississauga and Brampton, which have a relatively higher proportion of new rental stock. Cities within Metropolitan Toronto, have fairly low rents, lower than many suburban areas due to the age of buildings. Although Toronto has the highest house prices in Canada, highest average rents are in Vancouver.

The rental charge of vacant units varies from all occupied units recorded in the private universe as shown in the chart below. The average rent for all 1-bedroom units was $559 and $689 for all 2-bedroom units surveyed of three or more units in October 1990. However, the average rent for vacant 1-bedroom units was $693 and $1016 for vacant 2-bedroom units. What exists in the rental market is therefore, less expensive than what is generally vacant in the market. With the easing vacancy rate, the average rent of vacant units has actually fallen in every bedroom category except for 2-bedroom units, where it has kept stable. This is due to more competition in the market between units available for rent. Tenants are also renegotiating leases in response to an easing market and better rental opportunities.

AVERAGE RENTS OF ALL UNITS AND VACANT UNITS
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1989-1990

	ALL UNITS		VACANT UNITS	
UNIT TYPE	OCTOBER 1989	OCTOBER 1990	OCTOBER 1989	OCTOBER 1990
BACHELOR	$433	$455	$543	$472
1-BEDROOM	$528	$559	$772	$693
2-BEDROOM	$643	$689	$1015	$1016
3-BEDROOM	$789	$835	$1159	$1064

AVERAGE RENTS
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1990

ZONE	LOCATION	OCT 90 BACHELOR	OCT 90 1-BEDROOM	OCT 90 2-BEDROOM	OCT 90 3-BEDROOM
1	Toronto (Central)	$488	$638	$892	$1249
2	Toronto (East)	$402	$503	$630	$828
3	Toronto (North)	$455	$589	$799	$1216
4	Toronto (West)	$452	$554	$735	$984
1-4	**Toronto City**	**$464**	**$592**	**$798**	**$1138**
5	Etobicoke (South)	$382	$458	$553	$696
6	Etobicoke (Central)	$450	$535	$664	$809
7	Etobicoke (North)	$379	$549	$719	$778
5-7	**Etobicoke City**	**$395**	**$500**	**$641**	**$789**
8	York City	$390	$536	$659	$896
9	East York (Borough)	$435	$507	$617	$824
10	Scarborough (Central)	$475	$548	$613	$732
11	Scarborough (North)	$486	$661	$803	$889
12	Scarborough (East)	$663	$555	$707	$796
10-12	**Scarborough City**	**$539**	**$571**	**$693**	**$795**
13	North York (Southeast)	$405	$559	$645	$774
14	North York (Northeast)	$678	$582	$714	$810
15	North York (Southwest)	$386	$509	$626	$820
16	North York (N. Central)	$395	$495	$603	$726
17	North York (Northwest)	$434	$520	$614	$713
3-17	**North York City**	**$456**	**$534**	**$641**	**$766**
1-17	**Metropolitan Toronto**	**$457**	**$556**	**$683**	**$835**
18	Mississauga (South)	$407	$521	$625	$725
19	Mississauga (Northwest)	$503	$723	$824	$908
20	Mississauga (Northeast)	$425	$640	$810	$846
18-20	**Mississauga City**	**$418**	**$595**	**$746**	**$818**
21	Brampton (West)	$392	$559	$685	$816
22	Brampton (East)	$455	$678	$758	$894
21-22	**Brampton City**	**$410**	**$599**	**$715**	**$869**
23	Oakville Town	$432	$546	$651	$787
24	Caledon	*	*	$543	*
25	R. Hill, Vaughan, King	$455	$539	$631	$794
26	Aurora, Newm., Whit-St.	$395	$537	$620	$758
27	Markham Town	*	$501	$524	$598
25-27	**York Region**	**$430**	**$531**	**$606**	**$747**
28	Pickering, Ajax, Uxbridge	$418	$529	$650	$893
29	Milton, Halton Hills	$374	$484	$615	$794
30	Orangeville	$394	$477	$575	$837
31	Bradford, W. Gwillimbury	$383	$487	$586	$589
18-31	**Remaining Toronto CMA**	**$418**	**$579**	**$710**	**$833**
1-31	**Toronto CMA**	**$455**	**$559**	**$689**	**$835**

* Sample too small or not available

SPECIAL TO THIS SURVEY:
Turnover in Rental Stock

The CMHC Rental Market Survey is conducted twice a year across Canada. One of the purposes of the survey is to measure the number of units that are vacant and available for rent. This gives a snapshot of the rental housing market at a single point in time.

One difficulty with the CMHC measure is that it ignores the turnover of a rental unit in the housing market. Many apartments are available in the sense that a tenant will be moving out at the end of the month, but the apartment will not be vacant, since a new lease will have been signed by a new tenant as soon as the former tenant leaves.

In the October 1990 Survey, it was decided to try to estimate the extent to which units turnover. Consequently all landlords of private rental units in the sample were asked if any households moved into the building in September, which is the 30 day period preceding the actual survey. Ninety per cent of the respondents agreed to answer the this question.1

Response Rate

	%
Movers:	22.2
Non-Movers	67.7
Don't Know	8.0
Refuse	2.0

The CMHC Toronto Branch defines the turnover rate as the ratio of the number of units that turnover in the month to the total stock of housing. The overall turnover rate for the Toronto CMA is 1.4 per cent — 4161 households moved into privately owned rental units during September 1990. This compares to a total of 2805 vacant units recorded at the beginning of October. According to the 1988 Survey of Household Income and Facilities of Statistics Canada, approximately 15 per cent of all rental households move each year. This is roughly 10 times the monthly figure that we estimated from the survey. We do not know to what extent September is typical of other months, though we suspect a higher proportion of households move during the April to October period than during the winter months. Thus it is likely that September would represent one tenth of all moves, and our figures should be consistent with those of the Statistics Canada survey.

The turnover rate is highest in Peel and Halton Regions and York City, and lowest in North York and East York. Comparing the turnover rate to the vacancy rate, the difference is greatest within Metro Toronto. In other words, it is more likely that a unit will be rented in Metro without it ever going vacant.

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[1] In the results that follow, we did not reweight the results to take account of the non-respondents. Reweighting, if applied across the board, would result in a ten per cent increase in the incidence.

VACANCY AND TURNOVER RATES
TORONTO CMA
OCTOBER 1990

	Vacancy Rate	Turnover Rate
Metro Toronto	.7	1.4
Toronto	1.3	1.6
Scarborough	.6	1.7
North York	.3	.8
York City	.5	2.5
East York	.1	1.0
Etobicoke	.6	1.2
Peel-Halton	1.8	1.9
Mississauga	2.3	1.9
Brampton	1.1	1.9
Oakville	.7	2.3
York Region	.9	1.4
Toronto CMA	1.0	1.4

With regard to the two house types, the turnover rates are almost identical, though the difference between the vacancy rate and the turnover rate is much larger for apartments than for row housing.

VACANCY AND TURNOVER RATES
FOR ALL ROW AND APARTMENT UNITS
OCTOBER 1990

	Vacancy Rate	Turnover Rate
Row	1.3	1.3
Apartment	1.0	1.5

Finally, we compared the distribution of turnover of units by rent level with both the distribution of vacant units and the distribution of all units[5]. As some of the turnover units had likely been vacant units before, we suspect that the distribution of turnover units should lie between the distribution of vacant units, which will likely be higher priced, and the distribution of all units, which will likely be lower priced. The vacant units are likely to be vacant precisely because their rents are high, and

as a result are meeting difficulty in rent up. Or, they might be new units, which have higher rents because of their higher capital cost, and are vacant because they are in the process of being rented up.

For bachelor units, the distribution of turnover units is more expensive than the vacant units as well as all units. As a result, the average rent of a turnover unit is greater than the average rent in the other two categories. However, for the other three unit sizes, the distribution is as anticipated.

	Bachelor Units			One Bedroom Units			Two Bedroom Units			Three Bedroom Units		
	All	Vacant	Turnover	All	Vacant	Turnover	All	Vacant	Turnover	All	Vacant	Turnover
Under $ 401	35.1	21.6	18.3	6.7	7.5	2.6	1.0	.2	.9			
$ 401 - $ 500	43.4	48.8	47.0	38.1	12.6	16.3	11.2	.3	4.8	1.2		
$ 501 - $ 600	13.3	25.7	20.1	28.3	13.1	25.6	30.6	2.4	14.7	11.2	4.2	
$ 601 - $ 700	4.9	2.6	13.3	12.3	15.7	15.8	21.4	5.4	21.5	21.6	.3	10.9
$ 701 - $ 800	2.7	1.6	.9	7.7	20.0	21.0	13.5	5.9	16.2	20.8	3.1	9.8
$ 801 - $ 900	.3	.1	.5	4.5	20.3	10.2	10.7	24.5	17.0	15.8	13.4	22.8
$ 901 - $1000	.1	1.1	5.6	3.3	5.4	16.1	9.8	12.8	41.3	25.4		
$1001 - $1100	.7	3.1	4.1	1.9	15.4	5.9	7.3	15.9	10.0			
$1101 - $1200	.1	1.2	.6	1.4	8.9	2.8	3.1	5.5	3.2			
$1201 - $1300	.1	1.3	.2	1.4	11.7	3.3	2.0	9.9	3.7			
Over $1300	.2	.1	.2	1.4	10.2	3.1	4.1	11.4	10.0			
No. of Units	24,284	349	479	122,491	1,049	1,673	125,398	1,211	1,559	30,730	425	450
Average Rent	$454	$472	$475	$559	$694	$612	$689	$1017	$733	$835	$1067	$914

Because turnover units account for a large proportion of the rental stock, and because their rents are not as high as the rents of vacant units, use of CMHC numbers on vacancy rates and rents of vacant units should be treated with caution — they do not represent what one can get on the market since there is a supply of turnover units constantly on the market with generally lower rents and that do not enter the universe of vacant units.

DATA ON RENTED CONDOMINIUMS

In October 1990, a condominium study separate from the Rental Market Survey was conducted by CMHC's Toronto Branch. The purpose of this study was to estimate the number of residential condominium units offered fro rent in the Toronto CMA, and to examine the influence these units have on CMHC's Rental Market Survey. Three methods of analysis were incorporated into this study; a survey of registered residential condomininium corporations, the Toronto Real Estate Board's MLS publication, and the newspaper listings for condominium rentals.

The boom in condominium construction and preselling practices of units over the past few years has led to advanced oversupply. As a result, investors who are unable to sell their units, often attempt to rent them, even at a loss, while waiting for the market to improve to see a better return on their investment. The rent for condominium units tends to be above private rental rates, however, the impact of these additional units has increased the competitiveness of rental rates charged in the market.

Data is currently being analysed and the condominium study will be available in published form in early 1991. For more information on CMHC's Toronto condominium study, please call Brenda Best at 781-2451, Ext. 359.

SPECIAL TO THIS SURVEY:
Items Included In Rent

We recently received a call from a local planning department requesting information on the proportion of rental units that include parking in the rent charged. As this might be a question of interest to others as well, we have included in this report a table on which services are included in rent.

The data come from the October 1990 Rental Market Survey and applies to all row and apartment buildings with 3 or more rental units. Landlords are asked if any of the following items are included as part of the rent charge:

- heat
- cable television
- parking
- hot water, and
- lighting/electricity.

In addition, they are asked how many appliances are included in the rent. Heat is included in almost all larger rental buildings[1], and in a quarter of the row housing buildings. Because row rental units are more common in the suburban areas, we find that the overall proportion of units that include heat in the rent is highest in the central areas.

Cable television is included in approximately one out of eight units in the larger apartment buildings and the row units, but in only one in twenty smaller apartment buildings. Geographically, cable is more likely to be provided in the Metro buildings, and least likely in Peel and Halton.

Parking is included in roughly one out of every three rental units. It is most likely to be included in row housing and least likely in apartment structures. There appears to be a tendency to include parking in the older areas of the CMA as well.

Hot water is included in almost all the larger apartment buildings, and in almost a third of the row housing. As well, three quarters of the smaller apartment buildings include hot water in the rent.

One quarter of all units pay extra for electricity, but this rises to two thirds for the smaller buildings, and four fifths for the row housing units.

One is more likely to pay extra for electricity in the downtown Toronto area, and least likely in Scarborough and Peel Halton.

Over 90 per cent of all units provide only 2 appliances, and 5 per cent provide 3 or more appliances. This number jumps to 22 per cent in Mississauga and 11 per cent in Brampton, both areas with higher than average vacancy rates in the October survey.

Percent of Private Rental Households Reporting The Following Services Included in Rent

Housing Type	Heat	Cable	Parking	Hot Water	Lighting	No. of Appliances Included In Rent: None	One	Two	Three or More
Row Housing	22	16	73	30	22	8	0	46	46
Apartment, 12 or fewer units	85	5	59	75	32	6	0	88	6
Apartment, 13 Plus Units	98	14	31	99	76	1	0	93	6

[1] Figures refer to the proportion of rental units in the stock, not to the proportion of buildings.

Percent of Private Rental Households Reporting The Following Services Included in Rent

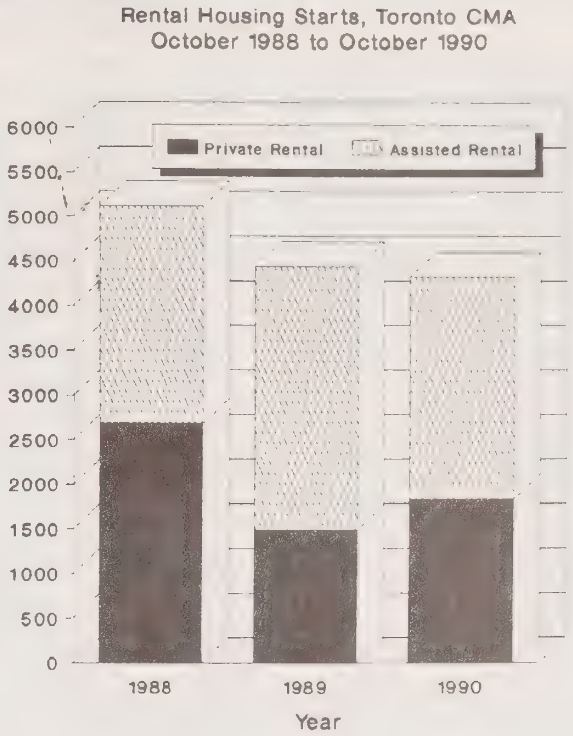
ZONE	LOCATION	Heat	Cable	Parking	Water	Lighting	No. of Appliances Included in Rent: None	One	Two	Three or More
1	Toronto (Central)	94	18	12	96	66	3	0	89	8
2	Toronto (East)	92	15	32	88	34	1	1	97	1
3	Toronto (North)	98	8	25	98	56	1	0	94	5
4	Toronto (West)	93	27	22	95	58	4	0	90	6
1-4	**Toronto City**	**95**	**16**	**21**	**96**	**58**	**3**		**92**	**5**
5	Etobicoke (South)	97	6	53	86	18	4	0	95	1
6	Etobicoke (Central)	98	15	39	98	74	0	0	86	14
7	Etobicoke (North)	83	13	28	83	71	4	0	84	12
5-7	**Etobicoke City**	**95**	**11**	**42**	**91**	**54**	**2**	**0**	**89**	**9**
8	York City	97	19	50	96	91	2	0	96	2
9	East York (Borough)	99	7	22	99	96	1	0	98	1
10	Scarborough (Central)	97	9	52	97	94	1	0	96	3
11	Scarborough (North)	95	15	22	96	95	0	0	95	5
12	Scarborough (East)	92	17	45	92	92	1	0	91	8
10-12	**Scarborough City**	**95**	**13**	**43**	**95**	**93**	**1**	**94**	**5**	
13	North York (Southeast)	96	14	46	95	60	0	0	92	8
14	North York (Northeast)	94	28	17	94	87	1	0	93	6
15	North York (Southwest)	98	9	33	98	33	1		99	
16	North York (N. Central)	97	10	41	96	66	1		97	2
17	North York (Northwest)	96	16	29	95	80			97	3
13-17	**North York City**	**96**	**15**	**35**	**95**	**67**	**1**	**95**	**4**	
1-17	**Metropolitan Toronto**	**96**	**15**	**32**	**95**	**70**	**2**	**0**	**93**	**5**
18	Mississauga (South)	95	6	47	95	90	2		92	6
19	Mississauga (Northwest)	84	3	61	86	84	2		39	59
20	Mississauga (Northeast)	92	14	45	93	89	3		74	23
18-20	**Mississauga City**	**92**	**9**	**48**	**93**	**88**	**2**	**76**	**22**	
21	Brampton (West)	91	7	49	94	90	8		86	6
22	Brampton (East)	90	0	14	95	88			80	20
21-22	**Brampton City**	**91**	**4**	**35**	**94**	**89**	**5**	**84**	**11**	
23	Oakville Town	90	4	40	92	75	1		87	12
24	Caledon									
25	R. Hill, Vaughan, King	97	0	53	97	69	0		99	1
26	Aurora, Newm., Whit-St.	60	12	66	68	47	4	1	94	1
27	Markham Town									
25-27	**York Region**	**82**	**7**	**52**	**85**	**65**	**2**	**1**	**97**	
28	Pickering, Ajax	66	14	66	69	54	4	0	58	38
29	Milton, Halton Hills	96	1	92	97	83	1		98	1
30	Orangeville									
31	Bradford, W. Gwillimbury									
1-31	**Toronto CMA**	**95**	**13**	**35**	**94**	**72**	**2**		**91**	**7**

STARTS AND COMPLETIONS ACTIVITY

Starts activity from January to October 1990 was down in every region in the Toronto area compared to the same period in 1989:

- down 28% in Metro Toronto;
- down 59% in Peel Region;
- down 40% in Durham Region;
- down 46% in York Region;
- down 49% in Halton Region; and
- down 44% in the Toronto CMA.

The most significant drop has been in Peel Region where starts have decreased 59% in the last year. This can be attributed to the sharp decline in the number of condominium starts and the decreasing number of single family homes being built. Higher interest rates and low consumer confidence are the key factors which have contributed to this slowdown in 1990.



HOUSING COMPLETIONS BY TENURE
TORONTO CMA, JANUARY-OCTOBER, 1989-1990

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO	JANUARY-OCTOBER 1989	2046	8153	592	1859	12650
	JANUARY-OCTOBER 1990	1498	4879	1514	1114	9005
PEEL REGION	JANUARY-OCTOBER 1989	5000	2925	1060	325	9310
	JANUARY-OCTOBER 1990	2618	2929	0	611	6158
DURHAM REGION	JANUARY-OCTOBER 1989	4192	399	598	73	5262
	JANUARY-OCTOBER 1990	3616	516	485	281	4898
YORK REGION	JANUARY-OCTOBER 1989	5944	1538	3	213	7698
	JANUARY-OCTOBER 1990	3660	1568	0	168	5396
HALTON REGION	JANUARY-OCTOBER 1989	1879	916	14	0	2809
	JANUARY-OCTOBER 1990	1479	553	212	26	2270
TORONTO CMA	JANUARY-OCTOBER 1989	16427	13347	1906	2470	34150
	JANUARY-OCTOBER 1990	10409	10157	2037	1919	24522

*Individual municipality figures are available in the Toronto Branch Local Housing Market Report

HOUSING STARTS BY TENURE
TORONTO CMA, JANUARY-OCTOBER, 1989-1990

YEAR-TO-DATE/YEAR		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO	JANUARY-OCTOBER 1989	2112	5433	428	1426	9399
	JANUARY-OCTOBER 1990	1048	3914	1096	758	6816
PEEL REGION	JANUARY-OCTOBER 1989	4464	3127	782	294	8667
	JANUARY-OCTOBER 1990	2072	326	229	925	3552
DURHAM REGION	JANUARY-OCTOBER 1989	4153	716	108	201	5178
	JANUARY-OCTOBER 1990	2303	341	424	38	3106
YORK REGION	JANUARY-OCTOBER 1989	5638	779	147	244	6808
	JANUARY-OCTOBER 1990	2459	728	274	203	3664
HALTON REGION	JANUARY-OCTOBER 1989	2271	675	66	26	3038
	JANUARY-OCTOBER 1990	550	782	215	0	1547
TORONTO CMA	JANUARY-OCTOBER 1989	15850	9918	1484	1990	29242
	JANUARY-OCTOBER 1990	6958	5792	1846	1886	16482

Completions activity show that condominiums are beginning to slow down, however, there were over 12,000 units still under construction in October 1990. The current oversupply will be magnified once these units become completed and will likely ease the vacancy rate even more over the next year. Private rental housing completions, which include co-op ILM and syndicated rental projects as well as private rental buildings, have risen only slightly, while assisted rental housing completions have fallen over 20% from 1989. With rising inventories of condominiums and little rental housing being built, the oversupply will be counterbalanced and the vacancy rate should not ease substantially.

In addition, the introduction of a new rent control system and policies concerning public housing may have some impact on the supply of rental housing. Not knowing details of any policies, it is difficult to assess what, if any, these impacts might be.

THE ECONOMY

In the Toronto CMA, total employment has declined by 4000 jobs since October 1989, while the unemployment rate has jumped from 4.1% to 6.4%. As the recession continues to deepen, overall employment is expected to decline even further.

However, by the middle of 1991, with the improved level of consumer durable sales, in particular automobile sales, and greater export of manufactured goods to the U.S., employment levels are expected to improve. The anticipated continued influx of immigrants will provide additional demand for goods and services, as well as increasing the supply of available labour.

MIGRATION

Total net international immigration to Ontario, was 86,000 persons in 1989 and should increase to just over 90,000 in 1990. As of the third quarter of 1990, net international immigration was 73,500 persons.

Net interprovincial migration peaked in 1986 at 42,916 and has since steadily declined. In 1989, Ontario's net interprovincial migration was just over 6,600 persons. Positive outflow was to both British Columbia and Alberta. By the third quarter of 1990, net interprovincial migration was approximately 4,700 persons.

In Toronto in 1988, net interprovincial migration was 17,051 persons. Since that time, it has become

negative with forecasts for 1990 and 1991 of 15,000 and 11,000 persons respectively leaving the province from Toronto. Overall net migration, which includes interprovincial, intraprovincial, and international migration, is forecast to be approximately 26,000 persions in 1990, and should increase to 32,000 in 1991.

A new policy which proposes to increase the number of immigrants to Canada will have an impact on the long term migration outlook.

OUTLOOK

Our expectation is that vacancy rates will rise slightly to 1.2% in the April 1991 survey. A slowing economy, low consumer confidence, and a continuing oversupply of condominiums being offered for rent by investors will push the vacancy rate even higher than the current rate. These units will continue to compete with private rental units at the high end of the rent spectrum. Competition from these condominiums could continue into early 1992, thus, a slightly higher vacancy rate in October 1991 is likely.

Rents are expected to increase by approximately 5.4% for the October 1991 Rental Market Survey. This is consistent with the statutory rent increase guideline set by the Ontario Ministry of Housing.

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis; and

- structures with less than three rental units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately interpret the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing three or more units;

- privately initiated rental units in row housing projects; and

- publicly initiated row and apartment projects of three or more units.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census (1986). Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has be assigned.

In this survey, the 1986 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Beeton, Bradford, Tecumseth, Tottenham, West Gwillimbury, Ajax, Pickering and Orangeville.

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* The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1988 survey, 1986 Census boundaries, as defined by Statistics Canada, are used. This reduced the number of centres surveyed in Ontario from 56 to 47 because many centres became part of the redefined CMAs and CAs. Prior to the implementation of the RMSS, only 24 centres were surveyed in Ontario. The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then analysed by CMHC's National Office, who weight the data appropriately. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 255.

VACANCY AND RENT SUMMARY TABLES

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CMHC is your primary source of housing market information and analysis. CMHC regularly publishes a number of informative reports, including forecasts of national, provincial and local housing markets and mortgage market trends. These reports contain data and analysis essential for understanding current and future housing market trends nationally and in your local market.

LOCAL MARKET REPORTS (available from the Toronto office)

- *Real Estate Forecast*
- *Builders Forecast*
- *Local Housing Market Report*
- *Rental Market Report*

NATIONAL REPORTS (available from the Market Analysis Centre in Ottawa)

- *National Housing Outlook*
- *Mortgage Market Trends*

TO ORDER: Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 745-1741). Should you require reports for other metropolitain areas in Canada, please call the appropriate local CMHC office.

**PLEASE REPLACE PAGE 19 OF THIS REPORT WITH THIS INSERT

VACANCY RATES BY ZONE
PRIVATE APARTMENTS—THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1990

ZONE	LOCATION	OCTOBER 1988	APRIL 1989	OCTOBER 1989	APRIL 1990	OCTOBER 1990	# OF VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.3	.2	.7	10	1.8	503	28212
2	Toronto (East)	.4	.4	.6	.6	.6	43	5573
3	Toronto (North)	.2	.2	.3	.3	.6	165	29550
4	Toronto (West)	.9	.9	.9	1.2	.0	416	21083
1-4	**Toronto City**	**.4**	**.4**	**.6**	**.8**	**1.3**	**1127**	**84417**
5	Etobicoke (South)	.1	.5	.5	.7	.8	81	10472
6	Etobicoke (Central)	.1	.1	.1	.1	.1	14	14206
7	Etobicoke (North)	.1	.3	.2	10	1.4	67	4940
5-7	**Etobicoke City**	**.1**	**.2**	**.2**	**.4**	**.5**	**1622**	**9618**
8	York City	.1	.1	.3	.4	.5	93	17106
9	East York (Borough)	.0	.1	.1	.2	.1	27	18124
10	Scarborough (Central)	.1	.1	.2	.2	.3	44	13693
11	Scarborough (North)	.0	.1	.4	.4	.0	63	6617
12	Scarborough (East)	.1	.0	.3	.1	.9	87	9985
10-12	**Scarborough City**	**.1**	**.1**	**.3**	**.2**	**.6**	**194**	**30295**
13	North York (Southeast)	.0	.4	.4	.9	.5	78	16839
14	North York (Northeast)	.1	.0	.1	.4	.2	28	11816
15	North York (Southwest)	.0	.0	.1	.3	.4	37	9700
16	North York (N. Central)	.1	.0	.0	.2	.1	14	11867
17	North York (Northwest)	.1	.0	.2	.3	.5	68	13084
13-17	**North York City**	**.1**	**.1**	**.2**	**.4**	**.4**	**224**	**63305**
1-17	**Metropolitan Toronto**	**.2**	**.2**	**.4**	**.5**	**.8**	**1828**	**242864**
18	Mississauga (South)	.1	.2	.3	.3	.6	71	11419
19	Mississauga (Northwest)	.2	.4	2.2	2.6	5.6	217	3896
20	Mississauga (Northeast)	.8	.5	1.4	3.6	2.6	345	13477
18-20	**Mississauga City**	**.4**	**.3**	**1.0**	**2.2**	**2.2**	**633**	**28792**
21	Brampton (West)	.1	.0	.4	1.0	1.0	54	5381
22	Brampton (East)	.7	.6	.3	.6	1.3	49	3732
21-22	**Brampton City**	**.3**	**.3**	**.4**	**.8**	**1.1**	**103**	**9113**
23	Oakville Town	.4	1.2	.7	.4	.7	29	4370
24	Caledon	.0	.0	.0	1.2	.0	0	71
25	R. Hill, Vaughan, King	.2	.1	.2	.0	.3	6	1858
26	Aurora, Newm., Whit-St.	1.0	.1	.6	.3	.1	32	1553
27	Markham Town	.1	.0	.4	.1	.4	3	782
25-27	**York Region**	**.5**	**.1**	**.4**	**.1**	**1.0**	**41**	**4193**
28	Pickering, Ajax, Uxbridge	.1	.6	3.3	3.3	7.2	155	2151
29	Milton, Halton Hills	.2	.0	.7	.5	.3	4	1426
30	Orangeville	.0	.0	.0	.0	.4	3	825
31	Bradford, W. Gwillimbury	.6	.0	.2	1.3	1.6	8	485
18-31	**Remaining Toronto CMA**	**.4**	**.4**	**.9**	**1.6**	**1.9**	**976**	**51425**
1-31	Toronto CMA	.2	.3	.4	.7	1.0	2805	294289

* Sample too small or not available

VACANCY RATES BY ZONE
PRIVATE APARTMENTS—THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1990

ZONE	LOCATION	OCTOBER 1988	APRIL 1989	OCTOBER 1989	APRIL 1990	OCTOBER 1990	# OF VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.3	.2	.7	10	1.8	503	28212
2	Toronto (East)	.4	.4	.6	.6	.6	43	5573
3	Toronto (North)	.2	.2	.3	.3	6	165	29550
4	Toronto (West)	.9	.9	.9	1.2	.0	416	21083
1-4	**Toronto City**	**.4**	**.4**	**.6**	**.8**	**1.3**	**1127**	**84417**
5	Etobicoke (South)	.1	.5	.5	.7	8	81	10472
6	Etobicoke (Central)	.1	.1	.1	.1	1	14	14206
7	Etobicoke (North)	.1	.3	.2	10	1.4	67	4940
5-7	**Etobicoke City**	**.1**	**.2**	**.2**	**.4**	**.5**	**1622**	**9618**
8	York City	.1	.1	.3	.4	.5	93	17106
9	East York (Borough)	.0	.1	.1	.2	.1	27	18124
10	Scarborough (Central)	.1	.1	.2	.2	3	44	13693
11	Scarborough (North)	.0	.1	.4	.4	.0	63	6617
12	Scarborough (East)	.1	.0	.3	.1	.9	87	9985
10-12	**Scarborough City**	**.1**	**.1**	**.3**	**.2**	**.6**	**194**	**30295**
13	North York (Southeast)	.0	.4	.4	.9	5	78	16839
14	North York (Northeast)	.1	.0	.1	.4	2	28	11816
15	North York (Southwest)	.0	.0	.1	.3	4	37	9700
16	North York (N. Central)	.1	.	.0	.2	1	14	11867
17	North York (Northwest)	.1	.0	.2	.3	.5	68	13084
13-17	**North York City**	**.1**	**.1**	**.2**	**.4**	**.4**	**224**	**63305**
1-17	**Metropolitan Toronto**	**.2**	**.2**	**.4**	**.5**	**.8**	**1828**	**242864**
18	Mississauga (South)	.1	.2	.3	.3	.6	71	11419
19	Mississauga (Northwest)	.2	.4	2.2	2.6	5.6	217	3896
20	Mississauga (Northeast)	.8	.5	1.4	3.6	2.6	345	13477
18-20	**Mississauga City**	**.4**	**.3**	**1.0**	**2.2**	**2.2**	**633**	**28792**
21	Brampton (West)	.1	.0	.4	1.0	1.0	54	5381
22	Brampton (East)	.7	.6	.3	.6	1.3	49	3732
21-22	**Brampton City**	**.3**	**.3**	**.4**	**.8**	**1.1**	**103**	**9113**
23	Oakville Town	.4	1.2	.7	.4	.7	29	4370
24	Caledon	.0	.0	.0	1.2	.0	0	71
25	R. Hill, Vaughan, King	.2	.1	.2	.0	.3	6	1858
26	Aurora, Newm., Whit-St.	1.0	.1	.6	.3	.1	32	1553
27	Markham Town	.1	.0	.4	.1	4	3	782
25-27	**York Region**	**.5**	**.1**	**.4**	**.1**	**1.0**	**41**	**4193**
28	Pickering, Ajax, Uxbridge	.1	.6	3.3	3.3	7.2	155	2151
29	Milton, Halton Hills	.2	.0	.7	.5	.3	4	1426
30	Orangeville	.0	.0	.0	.0	.4	3	825
31	Bradford, W. Gwillimbury	.6	0	.2	1.3	1.6	8	485
18-31	**Remaining Toronto CMA**	**.4**	**.4**	**.9**	**1.6**	**1.9**	**976**	**51425**
1-31	Toronto CMA	.2	.3	.4	.7	1.0	2805	294289

* Sample too small or not available

SUMMARY RESULTS, BACHELOR UNITS BY ZONE
PRIVATE APARTMENTS – THREE UNITS AND OVER
TORONTO CMA

		PREVIOUS VACANCY RATES			OCTOBER 1990 SUMMARY			
ZONE	LOCATION	APRIL 1989	OCTOBER 1989	APRIL 1990	OCTOBER 1990	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	.2	.8	.5	2.0	135	6926	$488
2	Toronto (East)	.3	1.3	1.0	1.3	12	969	$402
3	Toronto (North)	.0	.1	.4	.8	38	4921	$455
4	Toronto (West)	.7	1.0	1.8	1.9	89	4745	$452
1-4	**Toronto City**	**.3**	**.7**	**.9**	**1.6**	**275**	**17562**	**$464**
5	Etobicoke (South)	1.3	.0	.0	1.9	16	811	$382
6	Etobicoke (Central)	.0	.0	.0	2.4	5	189	$450
7	Etobicoke (North)	.0	.0	.0	.0	0	27	$379
5-7	**Etobicoke City**	**1.1**	**.0**	**.0**	**2.0**	**20**	**1027**	**$395**
8	York City	.2	.2	.3	.9	15	1609	$390
9	East York (Borough)	.4	.4	.4	.6	8	1217	$435
10	Scarborough (Central)	1.0	.3	.7	1.8	7	375	$475
11	Scarborough (North)	.0	.0	.0	.0	0	85	$486
12	Scarborough (East)	.0	.0	.0	.0	0	216	$663
10-12	**Scarborough City**	**.6**	**.2**	**.4**	**1.0**	**7**	**676**	**$539**
13	North York (Southeast)	.0	.0	.7	.7	1	141	$405
14	North York (Northeast)	.0	.0	.0	.5	1	201	$678
15	North York (Southwest)	.0	.0	.0	.0	0	305	$386
16	North York (N. Central)	.6	.0	.0	.6	1	177	$395
17	North York (Northwest)	.4	1.0	.4	1.1	3	282	$434
13-17	**North York City**	**.2**	**.3**	**.2**	**.5**	**6**	**1106**	**$456**
1-17	**Metropolitan Toronto**	**.3**	**.6**	**.7**	**1.4**	**330**	**23197**	**$457**
18	Mississauga (South)	.8	.0	.0	.0	0	359	$407
19	Mississauga (Northwest)	.0	.0	.0	.0	0	34	$503
20	Mississauga (Northeast)	.0	1.2	.4	.0	0	255	$425
18-20	**Mississauga City**	**.4**	**.5**	**.2**	**.0**	**0**	**649**	**$418**
21	Brampton (West)	.0	.0	.6	.0	0	150	$392
22	Brampton (East)	.0	.0	.0	.0	0	70	$455
21-22	**Brampton City**	**.0**	**.0**	**.4**	**.0**	**0**	**220**	**$410**
23	Oakville Town	1.3	.7	.0	.8	1	126	$432
24	Caledon	.0	*	9.1	.0	0	7	*
25	R. Hill, Vaughan, King	.0	2.0	.0	1.0	1	102	$455
26	Aurora, Newm., Whit-St.	.0	.0	.0	2.9	2	74	$395
27	Markham Town	.0	.0	.0	.0	0	8	*
25-27	**York Region**	**.0**	**1.0**	**.0**	**1.8**	**3**	**184**	**$430**
28	Pickering, Ajax, Uxbridge 9.1	.0	.0	.0	0	11	$417	
29	Milton, Halton Hills	.0	.0	.0	3.0	1	36	$374
30	Orangeville	.0	.0	.0	.0	0	46	$394
31	Bradford, W. Gwillimbury	.0	.0	4.3	8.7	2	23	$383
18-31	**Remaining Toronto CMA**	**.4**	**.4**	**.3**	**.6**	**7**	**1302**	**$418**
1-31	**Toronto CMA**	**.3**	**.6**	**.7**	**1.4**	**337**	**24499**	**$455**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 1-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

		PREVIOUS VACANCY RATES			OCTOBER 1990 SUMMARY			
ZONE	LOCATION	APRIL 1989	OCTOBER 1989	APRIL 1990	OCTOBER 1990	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	.2	.6	1.1	1.6	233	14683	$638
2	Toronto (East)	.3	.7	.8	1.0	29	2917	$503
3	Toronto (North)	.0	.2	.2	.2	25	14962	$589
4	Toronto (West)	1.1	.8	1.0	2.1	220	10708	$554
1-4	**Toronto City**	**.4**	**.5**	**.7**	**1.2**	**507**	**43270**	**$592**
5	Etobicoke (South)	.3	.6	1.0	.9	39	4607	$458
6	Etobicoke (Central)	.0	.0	.0	.0	2	4225	$535
7	Etobicoke (North)	.1	.6	.5	.2	2	841	$549
5-7	**Etobicoke City**	**.2**	**.3**	**.5**	**.4**	**43**	**9674**	**$500**
8	York City	.1	.3	.5	.4	35	8407	$536
9	East York (Borough)	.1	.1	.2	.1	8	9578	$507
10	Scarborough (Central)	.1	.2	.2	.2	13	6104	$548
11	Scarborough (North)	.0	.5	.6	.3	7	2036	$661
12	Scarborough (East)	.0	.4	.0	.3	8	2772	$555
10-12	**Scarborough City**	**.0**	**.3**	**.2**	**.3**	**28**	**10912**	**$571**
13	North York (Southeast)	.4	.7	1.5	.8	49	6158	$559
14	North York (Northeast)	.0	.0	.2	.1	4	3806	$582
15	North York (Southwest)	.1	.1	.0	.3	12	3902	$509
16	North York (N. Central)	.1	.1	.1	.1	4	4403	$495
17	North York (Northwest)	.0	.2	.3	.5	24	4893	$520
13-17	**North York City**	**.2**	**.2**	**.5**	**.4**	**94**	**23162**	**$534**
1-17	**Metropolitan Toronto**	**.2**	**.4**	**.5**	**.7**	**716**	**105002**	**$556**
18	Mississauga (South)	.2	.3	.2	.3	17	4755	$521
19	Mississauga (Northwest)	.8	4.5	3.3	5.6	77	1386	$723
20	Mississauga (Northeast)	.2	1.0	3.3	3.1	122	3886	$640
18-20	**Mississauga City**	**.3**	**1.1**	**1.9**	**2.1**	**215**	**10026**	**$595**
21	Brampton (West)	.0	.4	.5	1.3	27	2038	$559
22	Brampton (East)	.8	.3	.2	.5	5	956	$678
21-22	**Brampton City**	**.3**	**.4**	**.4**	**1.1**	**32**	**2994**	**$599**
23	Oakville Town	.9	.2	.4	.2	3	1341	$546
24	Caledon	.0	.0	.0	.0	0	17	*
25	R. Hill, Vaughan, King	.0	.0	.0	.4	3	669	$539
26	Aurora, Newm., Whit-St.	.0	.7	.2	1.6	11	653	$537
27	Markham Town	.0	1.0	.3	.7	2	305	$501
25-27	**York Region**	**.0**	**.5**	**.1**	**1.0**	**16**	**1627**	**$531**
28	Pickering, Ajax, Uxbridge	.0	.9	.5	3.1	7	228	$529
29	Milton, Halton Hills	.0	.7	.5	.0	0	553	$484
30	Orangeville	.0	.0	.0	.4	1	305	$477
31	Bradford, W. Gwillimbury	.0	.0	2.1	2.5	4	157	$487
18-31	**Remaining Toronto CMA**	**.3**	**.8**	**1.2**	**1.6**	**279**	**17249**	**$579**
1-31	**Toronto CMA**	**.2**	**.4**	**.6**	**.8**	**994**	**122251**	**$559**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 2-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER – TORONTO CMA

		PREVIOUS VACANCY RATES			OCTOBER 1990 SUMMARY			
ZONE	LOCATION	APRIL 1989	OCTOBER 1989	APRIL 1990	OCTOBER 1990	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	.2	1.0	1.2	2.0	120	5938	$892
2	Toronto (East)	.8	.0	.1	.1	2	1546	$630
3	Toronto (North)	.6	.4	.4	.9	77	8458	$799
4	Toronto (West)	.4	.9	1.2	1.8	89	4965	$735
1-4	**Toronto City**	**.4**	**.7**	**.8**	**1.4**	**288**	**20907**	**$798**
5	Etobicoke (South)	.5	.4	.4	.6	26	4697	$553
6	Etobicoke (Central)	.1	.2	.1	.1	6	7505	$664
7	Etobicoke (North)	.2	.2	1.3	1.6	51	3146	$719
5-7	**Etobicoke City**	**.2**	**.2**	**.5**	**.5**	**84**	**15349**	**$641**
8	York City	.2	.5	.2	.6	37	6206	$659
9	East York (Borough)	.1	.1	.1	.2	11	6325	$617
10	Scarborough (Central)	.1	.1	.2	.3	20	6287	$613
11	Scarborough (North)	.1	.4	.3	1.5	56	3809	$803
12	Scarborough (East)	.0	.2	.1	1.2	67	5629	$707
10-12	**Scarborough City**	**.1**	**.2**	**.2**	**.9**	**143**	**15725**	**$693**
13	North York (Southeast)	.2	.2	.6	.3	26	8598	$645
14	North York (Northeast)	.0	.1	.5	.3	20	5864	$714
15	North York (Southwest)	.0	.1	.4	.0	1	4539	$626
16	North York (N. Central)	.1	.0	.2	.1	6	5553	$603
17	North York (Northwest)	.1	.1	.2	.4	26	6425	$614
13-17	**North York City**	**.1**	**.1**	**.4**	**.3**	**79**	**30979**	**$641**
1-17	**Metropolitan Toronto**	**.2**	**.3**	**.4**	**.7**	**642**	**95491**	**$683**
18	Mississauga (South)	.1	.3	.3	.7	41	5480	$625
19	Mississauga (Northwest)	.3	.9	2.3	6.2	126	2023	$824
20	Mississauga (Northeast)	.7	1.6	4.2	2.4	193	8066	$810
18-20	**Mississauga City**	**.4**	**1.0**	**2.6**	**2.3**	**359**	**15569**	**$746**
21	Brampton (West)	.0	.4	1.4	.9	25	2855	$685
22	Brampton (East)	.7	.3	.3	1.5	30	2046	$758
21-22	**Brampton City**	**.3**	**.3**	**.9**	**1.1**	**55**	**4901**	**$715**
23	Oakville Town	1.0	.9	.3	.7	18	2477	$651
24	Caledon	.0	.0	.0	.0	0	40	$543
25	R. Hill, Vaughan, King	.0	.1	.1	.2	2	985	$631
26	Aurora, Newm., Whit-St.	.3	.7	.4	2.3	17	757	$620
27	Markham Town	.0	.0	.0	.2	1	429	$524
25-27	**York Region**	**.1**	**.3**	**.2**	**.9**	**20**	**2172**	**$606**
28	Pickering, Ajax, Uxbridge	.0	2.9	1.2	3.2	33	1044	$650
29	Milton, Halton Hills	.0	.7	.3	.4	3	763	$615
30	Orangeville	.0	.0	.0	.4	2	415	$575
31	Bradford, W. Gwillimbury	.0	.0	.4	.8	2	256	$586
18-31	**Remaining Toronto CMA**	**.4**	**.9**	**1.7**	**1.8**	**492**	**27637**	**$710**
1-31	**Toronto CMA**	**.2**	**.4**	**.7**	**.9**	**1134**	**123128**	**$689**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 3-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER – TORONTO CMA

		PREVIOUS VACANCY RATES			OCTOBER 1990 SUMMARY			
ZONE	LOCATION	APRIL 1989	OCTOBER 1989	APRIL 1990	OCTOBER 1990	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	.2	.2	1.6	1.0	6	621	$1249
2	Toronto (East)	.0	.0	.0	.0	0	111	$828
3	Toronto (North)	.2	1.0	.8	2.3	26	1115	$1216
4	Toronto (West)	2.7	1.9	1.1	2.7	18	663	$984
1-4	**Toronto City**	**.8**	**1.0**	**1.0**	**2.0**	**49**	**2509**	**$1138**
5	Etobicoke (South)	.0	.0	.0	.0	0	354	$696
6	Etobicoke (Central)	.1	.0	.1	.0	1	2271	$809
7	Etobicoke (North)	.4	.0	.8	1.5	14	925	$778
5-7	**Etobicoke City**	**.2**	**.0**	**.3**	**.4**	**15**	**3550**	**$789**
8	York City	.0	.0	1.1	.7	6	883	$896
9	East York (Borough)	.0	.1	.2	.0	0	998	$824
10	Scarborough (Central)	.0	.7	.1	.4	4	926	$732
11	Scarborough (North)	.0	.0	.1	.0	0	687	$889
12	Scarborough (East)	.1	.5	.2	.9	12	1367	$796
10-12	**Scarborough City**	**.0**	**.4**	**.2**	**.5**	**16**	**2981**	**$795**
13	North York (Southeast)	.8	.0	.1	.1	2	1937	$774
14	North York (Northeast)	.1	.1	.4	.2	3	1939	$810
15	North York (Southwest)	.0	.0	1.1	2.5	23	951	$820
16	North York (N. Central)	.2	.1	.2	.2	3	1713	$726
17	North York (Northwest)	.0	.3	.1	1.0	14	1446	$713
13-17	**North York City**	**.3**	**.1**	**.3**	**.6**	**45**	**7985**	**$766**
1-17	**Metropolitan Toronto**	**.3**	**.3**	**.4**	**.7**	**132**	**18896**	**$835**
18	Mississauga (South)	.1	.8	1.0	1.8	14	811	$725
19	Mississauga (Northwest)	.0	1.3	1.5	3.2	14	449	$908
20	Mississauga (Northeast)	.4	1.0	1.6	2.3	28	1246	$846
18-20	**Mississauga City**	**.2**	**1.0**	**1.4**	**2.3**	**57**	**2505**	**$818**
21	Brampton (West)	.0	1.1	.0	.6	2	321	$816
22	Brampton (East)	.2	.1	2.1	2.2	14	629	$894
21-22	**Brampton City**	**.1**	**.4**	**1.5**	**1.7**	**16**	**950**	**$869**
23	Oakville Town	3.3	1.5	1.0	1.5	6	424	$787
24	Caledon	*	*	*	.0	0	7	*
25	R. Hill, Vaughan, King	.8	.8	.0	.0	0	102	$794
26	Aurora, Newm., Whit-St.	.0	.0	.0	2.9	2	68	$758
27	Markham Town	.0	.0	.0	.0	0	40	$598
25-27	**York Region**	**.5**	**.4**	**.0**	**1.0**	**2**	**210**	**$747**
28	Pickering, Ajax, Uxbridge 1.3	4.4	6.6	13.2	115	868	$893	
29	Milton, Halton Hills	.0	.0	3.2	.0	0	73	$794
30	Orangeville	.0	.0	.0	.0	0	58	$837
31	Bradford, W. Gwillimbury	.0	2.1	2.1	.0	0	49	$589
18-31	**Remaining Toronto CMA**	**.6**	**1.5**	**2.2**	**3.8**	**196**	**5145**	**$833**
1-31	**Toronto CMA**	**.3**	**.5**	**.8**	**1.4**	**328**	**24041**	**$835**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3-5, AND ROW) TORONTO CMA, OCTOBER 1990

ZONE	LOCATION	6+ APT VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ APT VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE
1	Toronto (Central)	474	27235	1.7	503	28212	1.8	2	13	15.4
2	Toronto (East)	33	4596	.7	43	5573	.8	0	14	.0
3	Toronto (North)	99	27841	.4	165	29550	.6	8	70	10.9
4	Toronto (West)	295	19186	1.5	416	21083	2.0	5	174	2.6
1-4	**Toronto City**	**901**	**78857**	**1.1**	**1127**	**84417**	**1.3**	**14**	**271**	**5.3**
5	Etobicoke (South)	29	9440	.3	81	10472	.8	0	64	.0
6	Etobicoke (Central)	14	14155	.1	14	14206	.1	0	459	.0
7	Etobicoke (North)	66	4893	1.3	67	4940	1.4	14	569	2.5
5-7	**Etobicoke City**	**108**	**28488**	**.4**	**162**	**29618**	**.5**	**14**	**1092**	**1.3**
8	York City	81	15603	.5	93	17106	.5	0	165	.0
9	East York (Borough)	27	17930	.2	27	18124	.1	0	97	.0
10	Scarborough (Central)	29	13486	.2	44	13693	.3	0	380	.0
11	Scarborough (North)	63	6617	1.0	63	6617	1.0	0	440	.0
12	Scarborough (East)	86	9934	.9	87	9985	.9	6	423	1.4
10-12	**Scarborough City**	**178**	**30037**	**.6**	**194**	**30295**	**.6**	**6**	**1243**	**.5**
13	North York (Southeast)	78	16817	.5	78	16839	.5	0	1262	.0
14	North York (Northeast)	27	11789	.2	28	11816	.2	0	1001	.0
15	North York (Southwest)	37	9337	.4	37	9700	.4	0	0	.0
16	North York (N. Central)	11	11644	.1	14	11867	.1	0	60	.0
17	North York (Northwest)	66	13012	.5	68	13084	.5	1	485	.2
13-17	**North York City**	**219**	**62598**	**.3**	**224**	**63305**	**.4**	**1**	**2808**	**.0**
1-17	**Metropolitan Toronto**	**1514**	**233512**	**.6**	**1828**	**242864**	**.8**	**35**	**5676**	**.6**
18	Mississauga (South)	67	11287	.6	71	11419	.6	37	436	8.5
19	Mississauga (Northwest)	217	3892	5.6	217	3896	5.6	31	884	3.5
20	Mississauga (Northeast)	345	13477	2.6	345	13477	2.6	16	1281	1.2
18-20	**Mississauga City**	**628**	**28656**	**2.2**	**633**	**28792**	**2.2**	**84**	**2601**	**3.2**
21	Brampton (West)	54	5247	1.0	54	5381	1.0	8	528	1.5
22	Brampton (East)	49	3732	1.3	49	3732	1.3	0	202	.0
21-22	**Brampton City**	**103**	**8979**	**1.1**	**103**	**9113**	**1.1**	**8**	**730**	**1.1**
23	Oakville Town	26	4308	.6	29	4370	.7	3	438	.7
24	Caledon	0	66	.0	0	71	.0	0	0	.0
25	R. Hill, Vaughan, King	5	1787	.3	6	1858	.3	0	0	.0
26	Aurora, Newm., Whit-St.	28	1376	2.0	32	1553	2.1	1	289	.3
27	Markham Town	3	782	.4	3	782	.4	0	0	.0
25-27	**York Region**	**36**	**3945**	**.9**	**41**	**4193**	**1.0**	**1**	**289**	**.3**
28	Pickering, Ajax	155	2112	7.3	155	2151	7.2	0	54	.0
29	Milton, Halton Hills	3	1310	.2	4	1426	.3	0	0	.0
30	Orangeville	2	771	.2	3	825	.4	0	0	.0
31	Bradford, W. Gwillimbury	6	396	1.5	8	485	1.6	0	10	.0
18-31	**Remaining Toronto CMA**	**958**	**50542**	**1.9**	**976**	**51425**	**1.9**	**96**	**4122**	**2.3**
1-31	**Toronto CMA**	**2472**	**284055**	**.9**	**2805**	**294289**	**1.0**	**131**	**9798**	**1.3**

* Sample size too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

ESTIMATED PRIVATE AND PUBLIC UNIVERSE AND NUMBER OF VACANT UNITS, TOTALS TORONTO CMA, OCTOBER 1990

ZONE	LOCATION	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE	PUBLIC VACANT	PUBLIC UNIVERSE	PUBLIC VACANCY RATE	OVERALL VACANT	OVERALL UNIVERSE	OVERALL VACANCY RATE
1	Toronto (Central)	505	28225	1.8	25	15712	.2	530	43937	1.2
2	Toronto (East)	43	5587	.8	5	5772	.1	48	11359	.4
3	Toronto (North)	173	29620	.6	1	1517	.1	174	31137	.6
4	Toronto (West)	421	21257	2.0	47	6509	.7	468	27766	1.7
1-4	**Toronto City**	**1142**	**84688**	**1.3**	**78**	**29510**	**.3**	**1220**	**114198**	**1.1**
5	Etobicoke (South)	81	10536	.8	1	1272	.1	82	11808	.7
6	Etobicoke (Central)	14	14665	.1	0	3584	.0	14	18249	.1
7	Etobicoke (North)	81	5509	1.5	5	4283	.1	86	9792	.9
5-7	**Etobicoke City**	**176**	**30710**	**.6**	**6**	**9139**	**.1**	**182**	**39849**	**.5**
8	York City	93	17271	.5	1	5428	.0	94	22699	.4
9	East York (Borough)	27	18221	.1	7	2129	.3	34	20350	.2
10	Scarborough (Central)	44	14073	.3	23	6752	.3	67	20825	.3
11	Scarborough (North)	63	7057	.9	5	5555	.1	68	12612	.5
12	Scarborough (East)	93	10408	.9	7	9494	.1	100	19902	.5
10-12	**Scarborough City**	**200**	**31538**	**.6**	**35**	**21801**	**.2**	**235**	**53339**	**.4**
13	North York (Southeast)	78	18101	.4	8	2047	.4	86	20148	.4
14	North York (Northeast)	28	12817	.2	2	1905	.1	30	14722	.2
15	North York (Southwest)	37	9700	.4	3	3731	.1	40	13431	.3
16	North York (N. Central)	14	11927	.1	2	2414	.1	16	14341	.1
17	North York (Northwest)	69	13569	.5	58	8582	.7	127	22151	.6
13-17	**North York City**	**225**	**66113**	**.3**	**73**	**18679**	**.4**	**298**	**84792**	**.4**
1-17	**Metropolitan Toronto**	**1864**	**248540**	**.7**	**200**	**86686**	**.2**	**2064**	**335226**	**.6**
18	Mississauga (South)	108	11855	.9	2	1770	.1	110	13625	.8
19	Mississauga (Northwest)	248	4780	5.2	3	1714	.2	251	6494	3.9
20	Mississauga (Northeast)	361	14758	2.4	5	3131	.2	366	17889	2.0
18-20	**Mississauga City**	**717**	**31393**	**2.3**	**10**	**6615**	**.2**	**727**	**38008**	**1.9**
21	Brampton (West)	62	5909	1.1	2	1483	.1	64	7392	.9
22	Brampton (East)	49	3934	1.2	0	1176	.0	49	5110	1.0
21-22	**Brampton City**	**111**	**9843**	**1.1**	**2**	**2659**	**.1**	**113**	**12502**	**.9**
23	Oakville Town	32	4808	.7	1	1067	.1	33	5875	.6
24	Caledon	0	71	.0	0	124	.0	0	195	.0
25	R. Hill, Vaughan, King	6	1858	.3	2	1593	.1	8	3451	.2
26	Aurora, Newm., Whit-St.	33	1842	1.8	2	1775	.1	35	3617	1.0
27	Markham Town	3	782	.4	0	763	.0	3	1545	.2
25-27	**York Region**	**42**	**4482**	**.9**	**4**	**4131**	**.1**	**46**	**8613**	**.5**
28	Pickering, Ajax	155	2205	7.0	3	1052	.3	158	3257	4.9
29	Milton, Halton Hills	4	1426	.3	0	704	.0	4	2130	.2
30	Orangeville	3	825	.4	0	148	.0	3	973	.3
31	Bradford, W. Gwillimbury	8	495	1.6	0	75	.0	8	570	1.4
18-31	**Remaining Toronto CMA**	**1072**	**55547**	**1.9**	**20**	**16575**	**.1**	1092	72122	1.5
1-31	**Toronto CMA**	**2936**	**304087**	**1.0**	220	103261	.2	3156	407348	.8

NOTE: Totals and subtotals may not add up exactly due to rounding

AVERAGE RENTS OF PRE-1976 AND POST-1975 APARTMENT UNITS
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1990

		PRE-1976 STRUCTURES				POST-1975 STRUCTURES				ALL STRUCTURES			
ZONE	LOCATION	BACH	1-BED	2-BED	3-BED	BACH	1-BED	2-BED	3-BED	BACH	1-BED	2-BED	3-BED
1	Toronto (Central)	$431	$603	$789	$1223	$657	$854	$1252	$1303	$488	$638	$892	$1249
2	Toronto (East)	$406	$502	$625	$828	$301	$547	$751	*	$402	$503	$630	$828
3	Toronto (North)	$455	$588	$789	$1227	*	$856	$1157	$942	$455	$589	$799	$1216
4	Toronto (West)	$431	$526	$690	$938	$517	$789	$970	$1098	$452	$554	$735	$984
1-4	**Toronto City**	**$449**	**$572**	**$754**	**$1131**	**$577**	**$825**	**$1135**	**$1174**	**$464**	**$592**	**$798**	**$1138**
5	Etobicoke (South)	$384	$458	$553	$693	$351	$519	$574	$781	$382	$458	$553	$696
6	Etobicoke (Central)	$450	$535	$656	$808	*	*	$926	*	$450	$535	$664	$809
7	Etobicoke (North)	$379	$493	$585	$664	*	$744	$853	$835	$379	$549	$719	$778
5-7	**Etobicoke City**	**$398**	**$495**	**$612**	**$779**	**$351**	**$692**	**$846**	**$835**	**$395**	**$500**	**$641**	**$789**
8	York City	$390	$529	$656	$874	$383	$1146	$709	*	$390	$536	$659	$896
9	East York (Borough)	$435	$507	$617	$824	*	$435	$651	*	$435	$507	$617	$824
10	Scarborough (Central)	$434	$506	$587	$664	$633	$812	$949	$1081	$475	$548	$613	$732
11	Scarborough (North)	$485	$599	$717	$810	*	$783	$932	$962	$486	$661	$803	$889
12	Scarborough (East)	$440	$532	$622	$723	$772	$739	$976	$1034	$663	$555	$707	$796
10-12	**Scarborough City**	**$444**	**$527**	**$623**	**$713**	**$725**	**$789**	**$953**	**$1013**	**$539**	**$571**	**$693**	**$795**
13	North York (Southeast)	$405	$532	$632	$758	*	$873	$973	$978	$405	$559	$645	$774
14	North York (Northeast)	$662	$541	$638	$765	$701	$882	$1164	$1040	$678	$582	$714	$810
15	North York (Southwest)	$386	$505	$615	$799	*	$634	$770	$897	$386	$509	$626	$820
16	North York (N. Central)	$395	$487	$578	$684	*	$858	$880	$980	$395	$495	$603	$726
17	North York (Northwest)	$434	$514	$591	$686	*	$721	$890	$1017	$434	$520	$614	$713
13-17	**North York City**	**$435**	**$516**	**$613**	**$734**	**$701**	**$833**	**$979**	**$988**	**$456**	**$534**	**$641**	**$766**
1-17	**Metropolitan Toronto**	**$441**	**$538**	**$648**	**$807**	**$588**	**$814**	**$973**	**$996**	**$457**	**$556**	**$683**	**$835**
18	Mississauga (South)	$406	$490	$576	$691	*	$857	$1062	$1177	$407	$521	$625	$725
19	Mississauga (Northwest)	*	$449	$544	*	$556	$771	$856	$912	$503	$723	$824	$908
20	Mississauga (Northeast)	$424	$542	$755	$769	*	$828	$905	$975	$425	$640	$810	$846
18-20	**Mississauga City**	**$412**	**$508**	**$665**	**$730**	**$564**	**$809**	**$905**	**$958**	**$418**	**$595**	**$746**	**$818**
21	Brampton (West)	$385	$477	$529	$623	*	$731	$846	$1002	$392	$559	$685	$816
22	Brampton (East)	$452	$529	$633	$805	*	$717	$802	$927	$455	$678	$758	$894
21-22	**Brampton City**	**$404**	**$484**	**$556**	**$721**	**$518**	**$723**	**$824**	**$945**	**$410**	**$599**	**$715**	**$869**
23	Oakville Town	$425	$540	$625	$750	$501	$608	$775	$926	$432	$546	$651	$787
24	Caledon	*	*	$519	*	*	*	$568	*	*	*	$543	*
25	R. Hill, Vaughan, King	$398	$493	$568	$641	$595	$782	$866	$994	$455	$539	$631	$794
26	Aurora, Newm., Whit-St.	$379	$502	$581	$742	$486	$613	$667	$768	$395	$537	$620	$758
27	Markham Town	*	$501	$524	$598	*	*	*	*	*	$501	$524	$598
25-27	**York Region**	**$392**	**$498**	**$560**	**$647**	**$566**	**$673**	**$739**	**$887**	**$430**	**$531**	**$606**	**$747**
28	Pickering, Ajax	*	$455	$562	$705	*	$705	$760	$921	*	$529	$650	$893
29	Milton, Halton Hills	$382	$465	$534	$628	*	$641	$755	$840	$374	$484	$615	$794
30	Orangeville	*	$466	$511	*	$385	$497	$654	$837	$394	$477	$575	$837
31	Bradford, W. Gwillimbury	$381	$467	$548	$589	*	$665	$728	*	$383	$487	$586	$589
18-31	**Remaining Toronto CMA**	**$408**	**$503**	**$628**	**$722**	**$499**	**$760**	**$851**	**$935**	**$418**	**$579**	**$710**	**$833**
1-31	**Toronto CMA**	**$439**	**$534**	**$645**	**$795**	**$583**	**$791**	**$913**	**$967**	**$455**	**$559**	**$689**	**$835**

NOTE: Totals and subtotals may not add up exactly due to rounding

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1990 OCTOBER 1990

SURVEY AREA	APARTMENTS 6 UNITS AND OVER			APARTMENTS 3 UNITS AND OVER			ROW		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Hamilton CMA *	40985	506	1.2	43508	572	1.3	3273	7	.2
Kitchener CMA *	24171	317	1.3	25343	332	1.3	3876	174	4.5
London CMA *	35593	1006	2.8	39139	1109	2.8	6166	152	2.5
St. Catharines CMA *	13470	256	1.9	16488	343	2.1	1027	6	.6
Oshawa CMA *	9947	158	1.6	10630	194	1.8	1686	85	5.0
Ottawa CMA (Ontario Part) *	57257	260	.5	60850	294	.5	11615	20	.2
Sudbury CMA *	7030	47	.7	9207	68	.7	791	2	.3
Thunder Bay CMA *	4358	38	.9	5431	56	1.0	380	10	2.6
Toronto CMA *	284058	2472	.9	294293	2805	1.0	9798	131	1.3
Windsor CMA *	12175	266	2.2	14090	354	2.5	548	19	3.5
Sub-Total CMAs	489044	5326	1.1	518979	6127	1.2	39160	606	1.5
CAs 50,000+ Population									
Barrie CA *	2762	58	2.1	3208	68	2.1	363	9	2.5
Belleville CA *	5308	66	1.2	6126	88	1.4	74	2	3.0
Brantford CA *	3732	25	.7	4598	35	.8	682	0	.0
Cornwall CA *	2112	84	4.0	3507	164	4.7	46	5	10.9
Guelph CA *	6358	73	1.1	6724	73	1.1	1086	0	.0
Kingston CA *	9167	73	.8	10796	93	.9	534	3	.6
North Bay CA *	2143	1	.1	3155	17	.5	403	1	.3
Peterborough CA *	3968	91	2.3	4941	115	2.3	361	9	2.5
Sarnia CA *	4848	123	2.5	5388	148	2.7	1154	28	2.4
Sault Ste. Marie CA *	3963	32	.8	4801	52	1.1	215	0	.0
Sub-Total CAs 50,000+	44361	423	1.0	53244	640	1.2	4918	43	.9

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.
Calculation of vacancy rates are rounded according to an algorithm designed by CMHC's Statistical Services Division and applied to all vacancy rates

(continued)

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1990 OCTOBER 1990

SURVEY AREA	APARTMENTS 6 UNITS AND OVER			APARTMENTS 3 UNITS AND OVER			ROW		
CA and CENTRES 10,000 to 50,000 Population	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Dunnville Town	67	0	.0	82	2	2.4	**	**	**
Haldimand Town	293	0	.0	320	0	.0	-	-	-
Huntsville Town	174	4	2.3	240	5	2.1	**	**	**
Nanticoke City	106	1	.9	138	1	.7	-	-	-
Port Hope Town	219	2	.9	227	2	.9	-	-	-
Brockville CA	2019	33	1.6	2361	36	1.5	109	1	.9
Chatham CA *	2920	63	2.1	3947	88	2.2	93	2	2.2
Cobourg CA	776	29	3.7	825	30	3.6	18	1	5.6
Collingwood CA	559	8	1.4	726	10	1.4	**	**	**
Elliot Lake CA	1465	430	29.3	1481	433	29.2	650	152	23.4
Haileybury CA	203	7	3.2	365	14	3.8	-	-	-
Hawkesbury CA	397	19	4.7	642	33	5.1	**	**	**
Kapuskasing CA	321	23	7.0	627	43	6.8	-	-	-
Kenora CA	206	11	5.3	302	14	4.6	-	-	-
Kirkland Lake CA	491	11	13.4	962	137	14.2	-	-	-
Leamington CA *	880	41	4.7	947	47	5.0	**	**	**
Lindsay CA	1068	9	.8	1342	21	1.5	**	**	**
Midland CA	837	17	2.0	1083	26	2.4	**	**	**
Orillia CA	1104	12	1.1	1586	20	1.3	269	0	.0
Owen Sound CA	1233	6	.5	1633	11	.7	**	**	**
Pembroke CA (Ontario Part)	700	32	4.5	955	37	3.9	31	0	.0
Simcoe CA	360	1	.3	544	26	4.9	**	**	**
Stratford CA	1784	26	1.5	2073	30	1.5	114	0	.0
Tillsonburg CA	711	15	2.1	844	20	2.4	40	2	5.0
Timmins CA	965	48	5.0	1668	61	3.7	153	7	4.6
Wallaceburg CA	383	40	10.4	492	52	10.7	103	3	3.2
Woodstock CA *	1244	27	2.2	1578	35	2.2	850	32	3.8
Sub-Total CA's etc. 10,000 to 50,000 Population	21485	665	3.1	27990	826	3.0	2189	83	3.8
Sub-Total All CAs etc.	65846	1088	1.7	81234	1466	1.8	7107	126	1.8
TOTAL Ontario	554890	4535	.8	600213	7593	1.3	46267	364	.8

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

** Results cannot be released where obtained from 3 or fewer structures.

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.
Calculation of vacancy rates are rounded according to an algorithm designed by CMHC's Statistical Services Division and applied to all vacancy rates

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1981		1982		1983		1984		1985		1986		1987		1988		1989		1989		
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	
Barrie	.9	***	.3	.1	.4	.0	.1	.1	.0	.2	.4	.0	.1	.2	1.9	.2	.0	.1	1.8	2.1	Barrie
Belleville	***	***	***	***	***	***	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	.5	1.2	1.2	Belleville
Brantford	4.7	***	2.0	1.9	1.8	2.3	2.5	1.5	1.0	.4	.5	.3	.1	.2	.4	.4	.5	.3	.5	.7	Brantford
Calgary*	.7	.2	1.8	6.3	11.7	12.3	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	Calgary*
Chicoutimi-Jonquiere*	.5	1.3	2.4	4.7	3.5	2.3	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	Chicoutimi-Jonquiere*
Cornwall	.1	***	.7	1.2	3.2	1.2	1.0	.6	1.2	2.8	1.3	1.2	.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	Cornwall
Edmonton*	2.5	1.1	3.4	4.6	7.5	9.5	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	Edmonton*
Guelph	1.6	***	1.8	1.1	1.9	.4	.3	.2	.6	.1	.4	.1	.0	.2	.1	.1	.0	.1	.2	1.1	Guelph
Halifax*	.9	.5	.9	.6	2.1	.9	.9	.4	.7	.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	Halifax*
Hamilton*	1.1	.7	.6	.6	1.2	.8	.9	.5	.4	.4	.5	.3	.3	.3	.3	.4	.4	.5	.7	1.2	Hamilton*
Kingston	3.2	***	1.3	1.2	1.1	.1	.1	.1	.7	1.3	1.8	1.3	1.7	1.1	1.2	.4	.9	.3	.9	.8	Kingston
Kitchener*	1.6	.7	.9	1.0	2.2	.9	.7	.6	.4	.4	.4	.2	.4	.2	.5	.4	.5	.6	1.3	1.3	Kitchener*
London*	3.8	1.9	2.5	3.0	3.3	2.8	2.4	1.0	.9	.4	.5	.7	1.0	1.0	.9	2.1	3.1	2.7	3.2	2.8	London*
Montreal*	2.1	1.9	1.7	2.7	2.6	3.2	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	Montreal*
North Bay	.5	***	.7	.3	.8	.5	.5	.3	.4	.2	.3	.7	1.1	.4	.4	1.4	1.5	.4	1.7	.1	North Bay
Oshawa*	1.2	.0	.2	.5	1.3	1.5	1.5	.3	.1	.1	.2	.2	.1	.3	.3	.4	.2	.7	1.5	1.6	Oshawa*
Ottawa-Hull*	2.4	.9	.7	.3	.3	.3	.3	.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	Ottawa-Hull*
Ottawa*	2.2	.6	.4	.2	.3	.3	.3	.3	.9	.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	.5	Ottawa*
Hull*	3.3	2.3	2.0	.5	.7	.7	.7	.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	Hull*
Peterborough	1.1	***	.5	.7	1.8	.7	.4	.4	.6	.4	1.5	1.1	.9	.6	2.9	2.1	2.0	1.0	1.5	2.3	Peterborough
Quebec City*	2.0	1.8	1.7	4.8	3.7	5.2	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	Quebec City*
Regina*	1.9	.5	1.0	.3	2.6	2.1	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	Regina*
St. Catharines-Niagara*	1.9	.8	1.3	1.6	3.0	1.0	1.0	.8	.6	.3	.7	.8	1.0	.5	1.2	1.0	1.1	.9	1.6	1.9	St. Catharines-Niagara*
St. John*	3.4	3.1	4.9	2.1	4.0	3.9	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	St. John*
St. John's*	.9	1.4	7.6	1.1	5.1	4.2	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	St. John's*
Sarnia	4.2	***	.4	1.4	1.9	2.8	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	Sarnia
Saskatoon*	1.8	.8	2.1	1.1	3.4	2.3	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	Saskatoon*
Sault Ste. Marie	4.1	***	2.5	4.5	7.3	5.7	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	.5	.3	.2	.2	.7	.8	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	Sherbrooke*
Sudbury*	2.0	.6	.7	1.5	1.9	.5	.9	.8	1.0	.6	1.0	.9	1.1	1.0	1.2	.3	.8	.3	.5	.7	Sudbury*
Thunder Bay*	2.0	1.1	1.6	.6	1.3	.4	1.4	.4	.4	.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	.6	1.4	.9	Thunder Bay*
Toronto*	.4	.3	.4	.7	1.2	1.0	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	.9	Toronto*
Trois Rivieres*	***	***	1.8	4.8	4.6	4.4	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	Trois Rivieres*
Vancouver*	.1	.1	.6	1.9	2.6	1.3	2.4	2.2	2.8	2.2	.9	.9	2.3	1.1	1.0	.4	.5	.4	.9	.9	Vancouver*
Victoria*	.1	.1	.6	1.5	2.7	1.1	3.7	2.2	3.3	1.9	2.4	.6	1.1	.4	1.0	.3	.7	.2	.7	.3	Victoria*
Windsor*	8.3	7.0	7.0	3.4	2.7	2.0	1.0	.7	.7	.7	.5	1.0	1.1	.7	1.1	.8	1.0	1.0	2.2	2.2	Windsor*
Winnipeg*	4.3	3.5	2.1	1.4	1.4	.9	1.0	.8	.9	.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	Winnipeg*
TOTAL (CMA's only)	1.6	1.2	1.4	2.1	2.7	2.7	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	3.3	TOTAL (CMA's only)

*** Data not available

*Census Metropolitan Areas (CMA's)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1981		1982		1983		1984		1985		1986		1987		1988		1989		1990		
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	
Barrie	***	***	.3	.1	.4	.0	.1	.1	.0	.2	.4	.0	.1	.2	1.7	.2	.0	.2	1.8	2.5	Barrie
Belleville	***	***	***	***	***	***	***	***	***	***	***	***	1.1	.9	1.2	1.0	.9	.4	1.0	1.1	Belleville
Brantford	***	***	1.7	1.6	1.4	2.1	1.9	1.3	.9	.6	.4	.3	.1	.1	.3	.3	.4	.3	.7	.7	Brantford
Calgary*	.7	.3	1.8	5.8	11.1	11.7	13.4	10.1	7.7	3.7	3.9	4.4	5.3	4.3	3.9	2.4	2.0	1.4	2.6	2.0	Calgary*
Chicoutimi-Jonquiere*	.5	1.0	1.9	3.5	2.5	2.2	1.6	1.3	1.4	2.5	2.9	6.7	6.5	7.8	5.2	5.5	3.7	3.9	2.6	4.7	Chicoutimi-Jonquiere*
Cornwall	***	***	.5	.9	1.9	.7	.5	.5	.8	1.6	.9	.8	.6	1.3	1.0	2.2	1.5	2.3	2.4	3.0	Cornwall
Edmonton*	2.4	1.1	3.2	4.3	7.3	9.2	11.2	9.7	7.9	4.9	5.1	4.6	5.8	5.8	6.8	4.5	3.8	2.4	2.8	2.0	Edmonton*
Guelph	***	***	1.7	1.1	1.8	.4	.3	.2	.8	.2	.5	.2	.0	.2	.1	.1	.0	.1	.2	1.0	Guelph
Halifax*	1.0	.5	.9	.5	1.9	.8	.8	.4	.7	.6	1.9	2.3	3.8	4.2	4.2	4.1	4.3	3.5	4.5	3.9	Halifax*
Hamilton*	1.3	1.1	.7	.6	1.3	.9	.8	.7	.5	.5	.7	.6	.2	.5	.4	.5	.4	.4	.7	1.1	Hamilton*
Kingston	***	***	1.2	1.1	1.0	.1	.2	.1	.6	1.1	1.5	1.2	1.5	1.0	1.1	.4	.8	.3	.8	.8	Kingston
Kitchener*	1.6	.7	.9	.9	2.0	.9	.6	.6	.4	.4	.4	.2	.4	.2	.4	.4	.5	.5	1.2	1.3	Kitchener*
London*	3.4	1.7	2.3	2.7	3.1	2.5	2.2	1.0	.9	.4	.6	.6	.9	.9	.8	1.9	2.8	2.5	2.9	2.6	London*
Montreal*	2.0	1.9	1.6	2.6	2.6	3.1	2.5	2.4	1.9	1.6	1.3	1.8	1.6	3.4	3.8	3.8	3.6	4.7	4.5	5.6	Montreal*
North Bay	***	***	.6	.3	.6	.4	.4	.2	.3	.1	.2	.5	.8	.3	.3	1.0	1.1	.4	1.2	.1	North Bay
Oshawa*	1.0	.0	.2	.4	1.1	1.3	1.3	.3	.1	.1	.2	.2	.1	.3	.2	.3	.2	.6	1.2	1.3	Oshawa*
Ottawa-Hull*	2.4	1.1	.7	.3	.3	.3	.3	.3	1.0	1.2	2.0	2.6	2.6	2.7	2.7	1.9	2.0	1.6	2.0	1.1	Ottawa-Hull*
Ottawa*	2.0	.6	.4	.2	.2	.2	.2	.3	.8	.7	1.3	1.7	1.8	1.4	1.7	1.5	1.8	1.3	1.8	.4	Ottawa*
Hull*	4.5	3.8	2.0	.6	.6	.5	.6	.7	2.1	3.5	4.8	6.4	6.2	8.6	6.1	3.9	3.0	2.7	3.2	3.8	Hull*
Peterborough	***	***	.4	.5	1.5	.7	.3	.3	.4	.3	1.2	.9	.9	.4	2.5	1.7	1.7	.9	1.3	1.8	Peterborough
Quebec City*	1.8	1.6	1.5	4.2	3.3	4.6	2.8	1.6	1.1	1.4	1.3	2.7	2.6	4.8	4.5	4.5	3.7	3.9	3.7	5.3	Quebec City*
Regina*	1.8	.5	.9	.2	2.5	1.9	2.8	1.6	3.5	2.7	4.6	2.9	3.5	2.2	4.2	4.7	7.1	5.5	6.5	4.4	Regina*
St. Catharines-Niagara*	1.7	.7	1.1	1.4	2.6	.9	.9	.8	.6	.3	.6	.7	.9	.5	1.0	.8	1.0	.7	1.4	1.7	St. Catharines-Niagara*
St. John*	3.8	3.0	4.3	1.9	3.3	3.2	3.8	3.8	3.8	2.5	4.6	4.4	5.0	4.3	3.7	3.4	3.7	2.4	2.1	2.9	St. John*
St. John's*	.7	1.2	6.1	.9	4.0	3.5	3.8	1.5	2.9	1.6	5.8	3.9	7.2	7.8	8.5	7.0	6.0	4.0	4.0	1.3	St. John's*
Sarnia	***	***	.4	1.3	1.8	2.6	3.1	2.6	2.6	2.2	4.1	5.7	5.6	5.8	4.3	2.6	2.3	2.3	2.5	2.2	Sarnia
Saskatoon*	1.6	.8	2.0	1.0	3.1	2.1	4.3	1.2	3.2	2.3	5.0	2.6	4.1	4.0	7.6	7.8	9.1	7.9	9.1	6.9	Saskatoon*
Sault Ste. Marie	***	***	2.2	3.9	6.2	5.1	2.1	1.3	1.4	.8	1.7	3.8	3.7	2.3	.5	.3	.3	.2	.6	.7	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	***	***	***	***	***	***	4.4	6.1	6.0	7.9	7.1	8.9	7.3	9.9	Sherbrooke*
Sudbury*	1.6	.5	.6	1.3	1.5	.4	.7	.6	.8	.5	.9	.7	.8	.8	.9	.4	.6	.2	.4	.5	Sudbury*
Thunder Bay*	1.3	.8	1.1	.4	1.0	.3	1.0	.3	.3	.4	.7	1.6	2.2	1.6	1.5	.9	1.2	.4	.9	.6	Thunder Bay*
Toronto*	.5	.3	.4	.6	1.1	.8	.8	.6	.6	.4	.4	.1	.2	.1	.2	.1	.2	.3	.6	.7	Toronto*
Trois Rivieres*	***	***	1.5	4.2	4.0	3.8	2.3	1.9	2.0	1.8	2.3	5.8	5.5	8.0	6.2	5.6	5.2	5.0	5.4	7.2	Trois Rivieres*
Vancouver*	.1	.1	.5	1.7	2.4	1.2	2.1	2.1	2.6	2.1	.8	.9	2.1	1.0	.9	.4	.4	.4	.8	.8	Vancouver*
Victoria*	.1	.1	.6	1.4	2.6	1.1	3.5	2.1	3.0	1.8	2.3	.6	1.0	.3	1.0	.3	.6	.2	.7	.3	Victoria*
Windsor*	8.2	6.9	6.4	3.1	2.5	1.7	1.1	.9	.7	.7	.5	.8	1.0	.5	.9	.6	.9	.9	1.8	1.8	Windsor*
Winnipeg*	4.1	3.1	1.9	1.2	1.3	.9	1.0	.8	.8	.9	1.1	1.5	1.8	2.5	2.7	3.9	4.2	6.0	5.3	5.9	Winnipeg*
TOTAL (CMA's only)	1.6	1.2	1.3	1.9	2.5	2.5	2.5	2.1	1.9	1.4	1.4	1.6	1.8	2.2	2.5	2.3	2.3	2.5	2.7	3.0	TOTAL (CMA's only)

*Census Metropolitan Areas (CMA's)

*** Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY AND PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1981 APR	OCT	1982 APR	OCT	1983 APR	OCT	1984 APR	OCT	1985 APR	OCT	1986 APR	OCT	1987 APR	OCT	1988 APR	OCT	1989 APR	OCT	1990 APR	1990 OCT	
Barrie	***	***	***	***	***	***	***	***	***	***	***	***	.0	.0	.0	.0	.0	.4	1.9	3.8	Barrie
Belleville	***	***	***	***	***	***	***	***	***	***	***	***	.0	.0	.0	.0	.0	.0	.0	.0	Belleville
Brantford	***	***	***	***	***	***	.1	.9	.6	1.2	.0	.0	.0	.0	.1	.0	.1	.4	1.1	.8	Brantford
Calgary*	1.2	.6	1.9	2.2	6.0	7.3	9.7	13.4	13.1	10.2	9.3	8.1	5.0	4.6	4.3	2.9	3.7	2.5	1.2	1.7	Calgary*
Chicoutimi-Jonquiere*	.4	.0	.2	.6	.0	1.9	.8	.4	.4	1.0	.6	1.6	1.1	1.7	.9	.5	.3	1.1	.4	1.4	Chicoutimi-Jonquiere*
Cornwall	***	***	***	***	***	***	.0	.3	.4	.0	.4	.2	.0	1.5	.0	1.6	1.2	.9	.6	.9	Cornwall
Edmonton*	.8	.7	1.0	1.4	4.9	4.8	8.8	11.9	13.2	10.5	11.1	9.5	8.2	7.5	6.7	5.5	5.7	4.9	4.4	3.7	Edmonton*
Guelph	***	***	***	***	***	***	.5	.2	3.2	1.2	1.3	1.0	.0	.1	.0	.0	.0	.0	.0	.0	Guelph
Halifax*	1.3	.4	1.2	.2	.9	.2	.4	.7	.6	.4	1.6	2.4	2.8	3.1	1.8	3.3	4.2	4.4	6.1	5.6	Halifax*
Hamilton*	2.5	3.4	1.3	1.0	1.5	1.9	.7	1.4	1.2	1.0	2.0	2.2	.1	1.4	1.0	.8	.4	.1	.6	.7	Hamilton*
Kingston	***	***	***	***	***	***	.4	.0	.1	.2	.0	.6	.4	.5	.6	.3	.5	.1	.1	.7	Kingston
Kitchener*	1.2	1.0	.2	.1	.3	.6	.2	.1	.1	.2	.0	.1	.0	.0	.1	.0	.1	.0	.1	1.1	Kitchener*
London*	.6	.1	.9	.2	1.2	.1	.3	.7	1.2	.7	.9	.1	.2	.1	.1	.0	.0	.2	.4	.1	London*
Montreal*	1.5	1.5	1.2	1.7	2.1	2.3	2.0	1.8	1.4	1.3	1.4	1.8	.6	1.2	2.4	1.9	1.6	2.0	3.9	2.5	Montreal*
North Bay	***	***	***	***	***	***	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0	.0	.3	.0	.3	North Bay
Oshawa*	.0	.0	.2	.1	.1	.1	.0	.0	.1	.0	.0	.1	.0	.0	.1	.0	.0	.1	.1	.2	Oshawa*
Ottawa-Hull*	2.6	2.5	.6	.3	.1	.1	.1	.1	.5	.5	.5	.3	.4	.5	.5	.9	.9	1.3	.9	.7	Ottawa-Hull*
Ottawa*	.6	.3	.1	.1	.0	.1	.0	.0	.3	.3	.4	.1	.2	.1	.4	.7	.8	1.4	1.0	.3	Ottawa*
Hull*	7.4	7.6	2.2	.9	.2	.0	.2	.3	1.0	.9	1.0	.8	.9	1.6	1.2	1.3	1.2	.9	.5	2.1	Hull*
Peterborough	***	***	***	***	***	***	.0	.0	.0	.0	.2	.3	1.0	.0	.7	.3	.9	.4	.4	.3	Peterborough
Quebec City*	.3	.1	.0	.1	.3	.1	.3	.1	.1	.3	.3	.3	.4	.5	.9	1.2	2.1	.9	1.2	1.7	Quebec City*
Regina*	.1	.0	.0	.0	1.6	.0	1.5	.3	1.5	.8	.7	.5	.4	.3	1.0	1.3	2.3	1.0	1.2	1.1	Regina*
St. Catharines-Niagara*	.3	.1	.1	.3	.6	.3	.4	.5	.2	.1	.1	.2	.0	.3	.2	.2	.6	.3	.6	.7	St. Catharines-Niagara*
St. John*	4.6	2.7	2.8	1.4	1.2	1.0	1.6	1.5	2.4	1.1	3.3	3.4	3.9	4.6	3.4	3.2	2.2	.5	1.5	1.9	St. John*
St. John's*	.1	.2	.0	.0	.0	.9	.1	.3	.2	.4	.1	.2	.7	.2	1.1	1.7	1.3	1.4	1.6	.5	St. John's*
Sarnia	***	***	***	***	***	***	.0	.0	.0	.5	.3	.0	.4	1.2	.7	.0	.0	.0	.6	.0	Sarnia
Saskatoon*	.2	.2	.7	.2	.6	.1	.2	1.5	.7	.5	.0	.9	.2	2.1	.3	.5	1.4	.9	1.1	2.4	Saskatoon*
Sault Ste. Marie	***	***	***	***	***	***	1.8	.8	1.0	.1	1.3	2.1	.4	1.4	.5	.2	.7	.2	.4	.1	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	***	***	***	.0	.1	.1	.1	1.5	.2	2.2	2.7	5.0	3.3	4.7	Sherbrooke*
Sudbury*	.0	.1	.0	.5	.5	.0	.1	.3	.3	.0	.7	.2	.2	.3	.1	.4	.0	.0	.0	.1	Sudbury*
Thunder Bay*	.0	.1	.0	.0	.2	.1	.1	.1	.0	.0	.0	.0	.1	.4	.1	.2	.7	.0	.0	.0	Thunder Bay*
Toronto*	1.0	.4	.3	.2	.4	.3	.7	.8	.8	.7	.6	.1	.2	.0	.0	.1	.0	.1	.2	.2	Toronto*
Trois Rivieres*	***	***	.0	.1	.0	.0	.3	.1	.1	.3	.0	.4	1.1	1.1	1.7	2.4	2.0	1.9	.9	2.1	Trois Rivieres*
Vancouver*	.0	.0	.0	.1	1.4	.5	.5	1.7	.8	1.1	.4	.4	.9	.4	.5	.4	.2	.2	.2	.5	Vancouver*
Victoria*	.0	.0	.1	.0	.7	.8	.4	.3	.2	.7	.9	.7	.6	.1	.9	.3	.2	.1	.0	.3	Victoria*
Windsor*	8.0	6.4	4.6	2.4	1.7	.7	1.3	1.6	.7	.5	.6	.5	.6	.1	.4	.1	.7	.8	.7	.7	Windsor*
Winnipeg*	3.1	1.3	1.3	.6	.9	1.1	1.0	1.1	.6	.8	.9	1.0	.8	1.2	1.8	2.4	2.5	3.8	3.8	3.7	Winnipeg*
TOTAL (CMA's only)	1.4	1.0	.7	.6	1.1	1.0	1.3	1.6	1.5	1.3	1.3	1.2	.9	.9	1.1	1.0	1.1	1.1	1.4	1.3	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

TORONTO CMA ZONE BOUNDARIES

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit (West Side)	Bathurst St.	Lake Ontario	City Limit	3-10, 40-58, 93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353, 369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307, 321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310, 317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515, 540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532

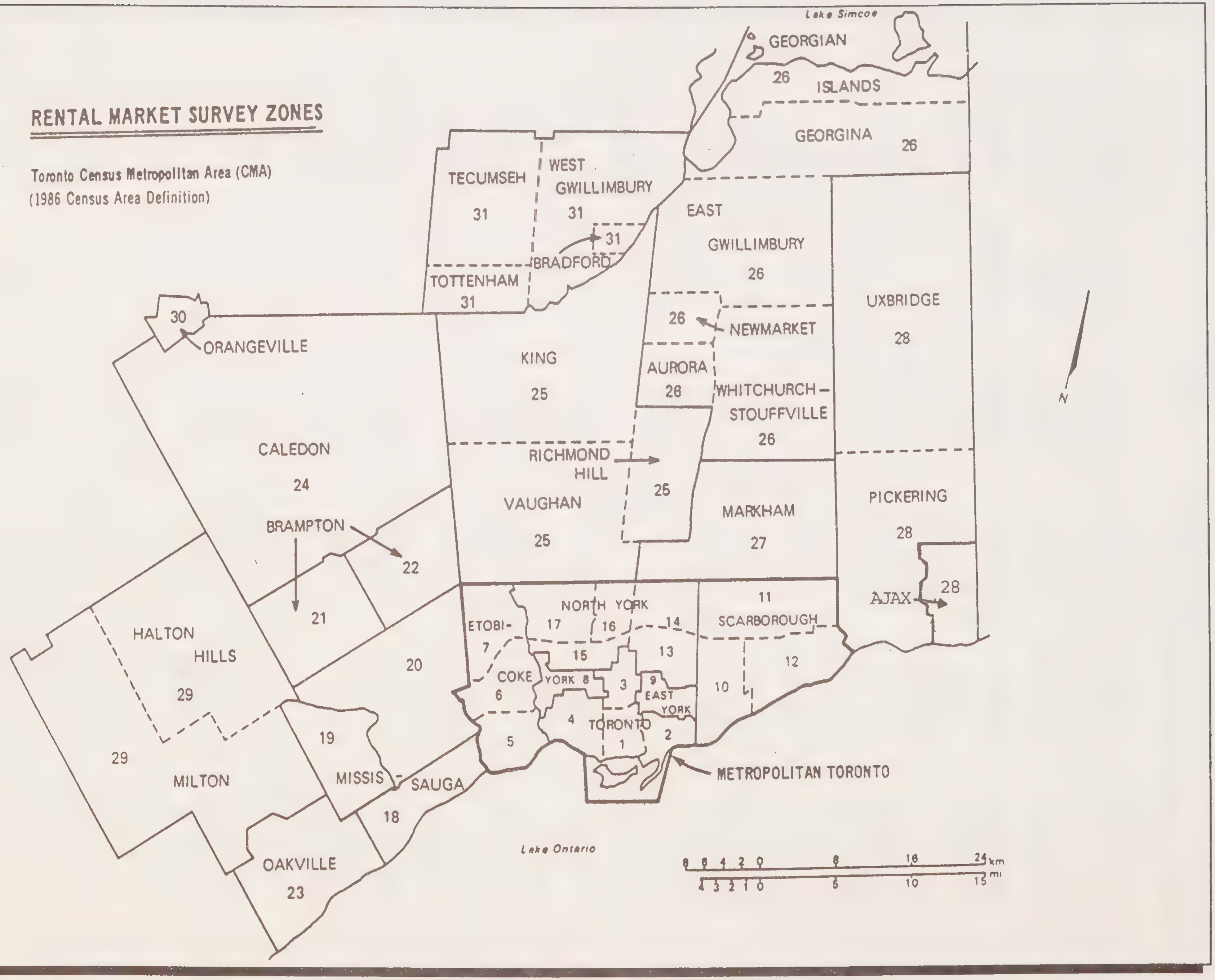
TORONTO CMA ZONE BOUNDARIES (continued)

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
21	Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill					420-424
	Vaughan					410-413
	King					460-461
26	Aurora					440-442
	Newmarket					450-452
	Whitchurch-Stouffville					430-431
	East Gwillimbury					455-456
27	Markham Town					400-403
28	Pickering*					800-801, 803-804 807, 805, 806*, 820*
	Ajax*					810-812, 805*, 806*, 820*
	Uxbridge					830-831
29	Milton					620-626
	Halton Hills					630-637
30	Orangeville					590-592
31	Bradford					480-481
	Beeton					484
	West Gwillimbury					482
	Tecumseth					484
	Tottenham					483
	Georgina Township					470-475
	Georgina Island					476

* Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary

RENTAL MARKET SURVEY ZONES

Toronto Census Metropolitan Area (CMA)
(1986 Census Area Definition)



CMHC SCHL
Helping to house Canadians

April 1991

RENTAL MARKET REPORT

TORONTO CMA

HIGHLIGHTS OF THE APRIL 1991 RENTAL MARKET SURVEY
Toronto CMA

- The vacancy rate in April 1991 was 1.6% for privately initiated rental apartment structures with three or more units in the Toronto CMA.

- The 1.6% rate is up dramatically from the 1.0% recorded in October 1990 and 0.7% in April 1990.

- The 1.6% rate is the highest in Toronto since October 1975.

- The vacancy rate for publicly initiated rental apartment structures with three or more units was 0.6% in the Toronto CMA, triple the 0.2% rate logged in October 1990.

- The vacancy rate in the Toronto CMA continues to be one of the lowest in Canada, despite its easing.

- The Toronto CMA has very little ongoing rental construction, most of the small amount being assisted rental housing.

- Higher unemployment, migration out of Toronto, a continuing oversupply of multiple units, and renters turning to homeownership have contributed to the considerable increase in the Toronto CMA vacancy rate.

PLEASE NOTE: Starting with the April 1990 Survey, CMHC has included all information for apartment structures of 3 units or more instead of 6 units or more to reflect a broader scope of the rental stock. Historical data is only available back to April 1987 when CMHC began surveying these smaller structures. Tables in this report which show a ten-year historical record refer to apartments of six units or more for consistency of the data presented.

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June 1991

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CMHC RENTAL MARKET SURVEY — Toronto CMA

April 1991

We are pleased to provide you with the results of our semi-annual Rental Market Survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing three or more self-contained units and row structures. Both privately initiated and publicly assisted units are included in the survey.

Only vacancy rates are recorded in the April survey. Rents are recorded once a year in the October survey.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 255.

J. A. Jarvis
Manager
Toronto Branch

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Canada Mortgage and Housing Corporation Société canadienne d'hypothèques et de logement

Canada

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VACANCY RESULTS

The vacancy rate in April 1991 rose to 1.6% for privately initiated rental apartments with three or more units in the Toronto Census Metropolitan Area (CMA). This is a dramatic increase, taking into consideration the size of Toronto's rental stock, from the 1.0% recorded in October 1990 and the 0.7% rate logged a year ago. The 1.6% rate means that 16 out of every 1000 units were vacant and available for rent during the survey period of April 1 to April 14, 1991.

The 1.6% vacancy rate in the Toronto CMA is the highest the rate has been since October 1975 when it was 1.8%. The rate had been under 1.0% for more than 10 years of this 15-year period.

There are a number of reasons for the current easing of the rental market. Rising unemployment in the Toronto CMA has caused those renting who have found themselves unemployed to migrate, to double up, or to live with relatives. In addition, those who are employed and have realized the opportunities for homeownership due to lower prices and low interest rates, have left the rental market for homeownership. This is evident at the higher end of the rental market, where some rents are competing with lower end ownership product. In this case, a mortgage carries for about the same as rent. Some builders marketing strategies have focused on the ideology "why pay rent" when you can own for virtually the same monthly charge.

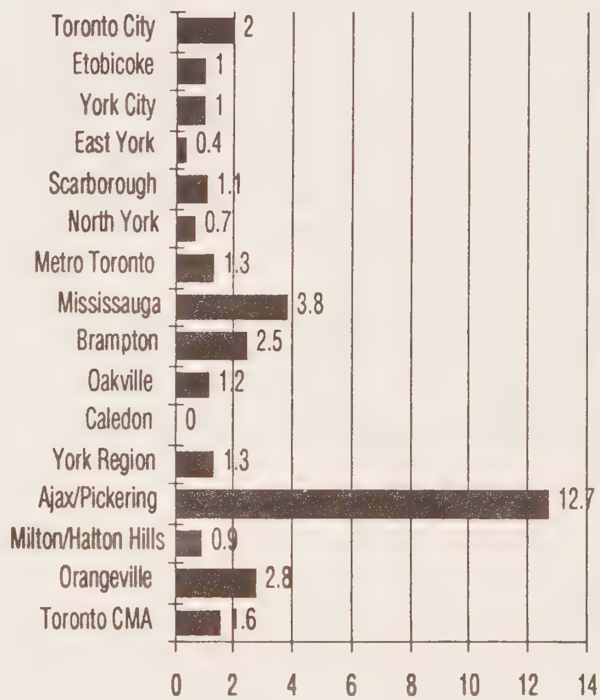
Migration out of the province and out of the city suggest that those leaving exceeds the number of people arriving. This situation has led to an easing of rental market demand.

The current oversupply of condominiums has also contributed to the higher vacancy rate. It has been difficult to determine the number of condominiums purchased for investment purposes, yet the dramatic rise in the vacancy rate, particularly for higher end rental units, suggests that this number may have been underestimated. In our starts and completions survey, when housing units are sold or rented, they are considered absorbed into the market. Many units have been absorbed because they have been sold, but this does not necessarily mean that they are being lived in. These units, sold to investors, are being offered for rent, mostly at prices below carrying costs. Investors, in the current market, are forced to take a loss. In some cases, renting at a loss is better than keeping the unit vacant, which has led to some very competitive prices at the middle to high end of the market. Consequently, many condominiums being offered for rent have been competing with private rental buildings and market housing in social housing projects, causing the vacancy rate to ease considerably.

Even though vacancy rates have eased, some submarkets in the Toronto area continue to experience low vacancy rates such as Markham (0.0%), East York (0.4%), North York (0.7%), and Richmond Hill (0.9%). However, there are also areas within the Toronto CMA which have extremely high vacancy rates, such as Ajax/Pickering (12.7%) in the east and Mississauga (3.8%) in the west.

Ajax/Pickering has one of the highest vacancy rates in the country for a municipality of its size. The vacancy rate for privately initiated rental apartments of three or more units was 12.7% in April 1991. This is up from the 7.3% logged in October 1990. The bulk of vacancies in Ajax/Pickering are in 3-bedroom units where there were 234 vacancies of the 925 units. This translates into a vacancy rate of over 25% which means that 1 in every 4 3-bedroom apartment unit was vacant and available for rent. Almost all of the vacant units were in the $900+ rent range.

SELECTED VACANCY RATES, TORONTO CMA
Private Apartments – 3 Units And Over



VACANCY RATES BY BEDROOM TYPE — HISTORICAL COMPARISON
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1991

SURVEY DATE		BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
1987 —	APRIL	.5	.1	.2	.1	.2
	OCTOBER	.2	.1	.1	.1	.1
1988 —	APRIL	.3	.2	.2	.2	.2
	OCTOBER	.3	.2	.2	.4	.2
1989 —	APRIL	.3	.2	.2	.3	.3
	OCTOBER	.6	.4	.4	.5	.4
1990 —	APRIL	.7	.6	.7	.8	.7
	OCTOBER	1.4	.8	.9	1.4	1.0
1991 —	APRIL	2.4	1.4	1.6	2.3	1.6

The number of vacancies has multiplied eight times in the past 2-1/2 years. In October 1988, there were 636 vacancies recorded in privately initiated apartments structures of three or more units. In comparison, 4867 units were vacant in April 1991.

Within the Toronto CMA, vacancy rates for privately initiated rental apartment structures with 3 or more units were as follows:

Area/Municipality	October 1990	April 1991
Toronto City	1.3%	2.0%
Etobicoke	0.5%	1.0%
York City	0.5%	1.0%
East York	0.1%	0.4%
Scarborough	0.6%	1.1%
North York	0.4%	0.7%
Metro Toronto	0.8%	1.3%
Mississauga	2.2%	3.8%
Brampton	1.1%	2.5%
Oakville	0.7%	1.2%
Caledon	0.0%	0.0%
York Region	1.0%	1.3%
Ajax/Pickering	7.2%	12.7%
Milton/Halton Hills	0.3%	0.9%
Orangeville	0.4%	2.8%
Toronto CMA	1.0%	1.6%

All areas within the Toronto CMA registered an increase in the vacancy rate in April 1991 compared to October 1990 except for Caledon, which is a very small market, and has kept stable at 0.0%.

The vacancy rate in publicly initiated rental structures of three or more units was 0.6% in the Toronto CMA in April 1991. This rate is triple the 0.2% rate recorded six months ago but still considered to be very low. The current situation occurs for two reasons. First and most important, some types of assisted housing have a market component of the number of units which can be rented. Some households receive deep subsidy, some receive shallow subsidy, and some have no subsidy in order to integrate lower and middle income tenants. Second and less frequent, some of the subsidized units that are vacant are not suitable for current target groups in need. For instance, some bachelor units may be vacant in a certain location yet there is a waiting list for families which require 3-bedroom units.

The vacancy rates of all CMAs in Canada in April 1991, ranked from the lowest to highest, are listed below:

Vacancy Rates For Privately Initiated Structures, Three Units And Over

CMA	October 1990	April 1991
Ottawa	0.5%	1.1%
Sudbury	0.7%	1.1%
Victoria	0.3%	1.3%
Thunder Bay	1.0%	1.4%
Hamilton	1.3%	1.5%
Toronto	1.0%	1.6%
Vancouver	0.9%	2.3%
St. Catharines-Niagara	2.1%	2.9%
Edmonton	1.8%	3.5%
Oshawa	1.8%	3.7%
Windsor	2.5%	3.9%
Saint John	4.1%	4.0%
Calgary	2.0%	4.1%
London	2.8%	4.1%
Halifax	3.5%	4.1%
Québec	5.7%	4.3%
Kitchener	1.3%	4.7%
St. John's	1.8%	4.8%
Chicoutimi-Jonquiere	5.1%	4.8%
Hull	4.2%	5.1%
Montréal	5.4%	5.3%
Regina	5.0%	5.5%
Winnipeg	6.4%	5.9%
Trois Rivieres	7.6%	7.4%
Saskatoon	7.4%	8.0%
Sherbrooke	9.7%	9.2%
All CMAs in Canada	3.6%	3.8%

** Please note that these figures are slightly different than those in the appendix of this report. The figures in the appendix refer to a 10-year historical period of privately initiated apartments of six units and over.

The average vacancy rate edged up slightly from 3.6% in October 1990 to 3.8% in April 1991. Generally, rates are lowest in Ontario and British Columbia. However, some vacancy rates of Ontario CMAs were unusually high. The rates in London and Kitchener were both over 4.0%. Kitchener's rate actually rose the fastest of all large urban centres in Canada over the last six months from 1.3% to 4.7%. The dramatic rise of the vacancy rate in Kitchener is due to a large number of recently completed projects which came on the market in late 1990 which have not rented up.

The vacancy rate for large urban centres in Ontario was 2.2%, up from the 1.4% recorded in October 1990. Of the metropolitan areas in Ontario, both Ottawa and Sudbury had the lowest vacancy rate at 1.1%, followed by Thunder Bay (1.4%), Hamilton (1.5%), and Toronto (1.6%). In smaller urban areas, Guelph had the lowest vacancy rate at 0.3%, followed by North Bay (0.9%), Kingston (1.2%), and Sault Ste. Marie (1.6%).

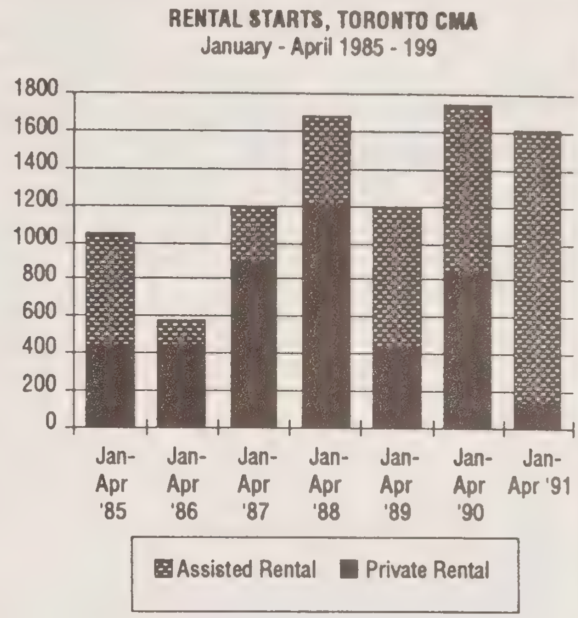
Bill 4 was passed in April 1991 and limits rent increases to the statutory guideline and is retroactive to October 1, 1990. This legislation is temporary until the Provincial Government brings in permanent rent control legislation in the coming months.

STARTS AND COMPLETIONS ACTIVITY

Starts activity from January to April 1991 was down in every region in the Toronto area compared to the same period in 1990:

- down 56% in Metro Toronto;
- down 10% in Peel Region;
- down 51% in Durham Region;
- down 54% in York Region;
- down 75% in Halton Region; and
- down 51% in the Toronto CMA.

Peel Region was the first to show significant declines last year and is now showing signs of improvement, perhaps leading the other regional municipalities out of a building recession. In the past few months, the total number of starts in Peel has been very strong. Starts activity in other regions have been hindered by slow new home sales and higher interest rates in 1990, as well as a virtual stop in the planning of condominium apartment projects, and very little construction of private rental accommodation.



HOUSING STARTS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, JANUARY-APRIL 1985-1991

YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-APRIL 1985	3862	703	435	607	5607
JANUARY-APRIL 1986	7494	923	446	123	8986
JANUARY-APRIL 1987	8931	5092	899	292	15214
JANUARY-APRIL 1988	5078	4864	1193	492	11627
JANUARY-APRIL 1989	6265	6531	424	752	13972
JANUARY-APRIL 1990	2688	3371	843	911	7813
JANUARY-APRIL 1991	1653	574	135	1475	3837

HOUSING COMPLETIONS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, JANUARY-APRIL 1985-1991

YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-APRIL 1985	4043	0	848	172	5063
JANUARY-APRIL 1986	5783	292	493	1031	7599
JANUARY-APRIL 1987	8476	1087	88	586	10237
JANUARY-APRIL 1988	8933	869	697	471	10970
JANUARY-APRIL 1989	6686	6599	829	1148	15262
JANUARY-APRIL 1990	4462	4067	1369	1393	11291
JANUARY-APRIL 1991	3480	4477	43	1195	9195

HOUSING STARTS BY TENURE
HISTORICAL COMPARISON

YEAR-TO-DATE/YEAR		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO	JAN-APR 1990	285	2041	177	481	2984
	JAN-APR 1991	157	531	4	625	1317
PEEL REGION	JAN-APR 1990	776	200	229	250	1455
	JAN-APR 1991	814	0	0	489	1303
DURHAM REGION	JAN-APR 1990	1014	341	132	38	1525
	JAN-APR 1991	350	182	24	199	755
YORK REGION	JAN-APR 1990	957	579	214	180	1930
	JAN-APR 1991	499	24	131	238	892
HALTON REGION	JAN-APR 1990	291	419	215	0	925
	JAN-APR 1991	101	94	0	34	229
TORONTO CMA	JAN-APR 1990	2688	3371	843	911	7813
	JAN-APR 1991	1653	574	135	1475	3837

HOUSING COMPLETIONS BY TENURE
HISTORICAL COMPARISON

YEAR-TO-DATE/YEAR		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO	JAN-APR 1990	689	1747	1267	831	4534
	JAN-APR 1991	492	2461	30	658	3641
PEEL REGION	JAN-APR 1990	967	965	0	418	2350
	JAN-APR 1991	1196	710	0	100	2006
DURHAM REGION	JAN-APR 1990	1872	308	11	192	2383
	JAN-APR 1991	910	369	168	0	1447
YORK REGION	JAN-APR 1990	1575	830	0	118	2523
	JAN-APR 1991	1229	915	0	387	2531
HALTON REGION	JAN-APR 1990	713	342	117	26	1198
	JAN-APR 1991	168	248	16	50	482
TORONTO CMA	JAN-APR 1990	4462	4067	1369	1393	11291
	JAN-APR 1991	3480	4477	43	1195	9195

Completions activity for private rental apartments in the first four months of 1991 is down considerably to only 43 units within the Toronto CMA. Condominium completions are up from the same period last year, however, starts show that the market is responding to an oversupply. Assisted rental completions are over the 1000 unit level in both 1990 and 1991 and should maintain or improve their output in the next year in the Toronto market. Private rental starts continue to be extremely low.

THE ECONOMY

In the Toronto CMA, the unemployment rate has increased from 5.7% recorded in October 1990 to 9.7% in April 1991. In times of recession, the vacancy rate tends to follow the upward trend of the unemployment rate. This was the case in 1982-1983 in the Toronto market. There has also been a noticeable decline in the estimated number of employed persons in the Toronto CMA. Last October, the total estimated number employed was 1,928,000. In April 1991, that number has declined to 1,796,000.

It is expected the economy will begin to improve by the end of the summer, with some improvement in sales, and greater export levels to the U.S. as they also turn out of the recession. In response, it is expected that employment levels will then improve. Policy to increase the number of immigrants into Canada will also provide additional deman for goods and services, increase the supply of available labour, and increase the demand for all types of housing.

Interest rates rose dramatically in early 1990 which slowed the housing resale market throughout the past year. Mortgage rates peaked at 14.25% in the spring of 1990 and have fallen steadily. Current 1-year rates are 400 basis points lower at 10.25%. Improved interest rates and lower new and resale prices have given those who did not purchase during the last boom the opportunity to purchase now. During the last few months of 1990, although sales had not picked up, a falling median house price indicated that first time buyers were purchasing. In the first few months of 1991, resales reached near record levels and demonstrated that some pent up demand existed for ownership housing, especially at such attractive interest rates. This has led to some households leaving the rental market, thus, creating weaker demand for rental housing and causing the vacancy rate to ease.

MIGRATION

Net interprovincial migration for Ontario was negative in 1989 at approximately 6,600 persons. It is expected that in 1990 and 1991 this will increase to approximately 10,000 and 12,000 persons respectively. Net interprovincial migration for Toronto was also negative in 1989 at 9,000 persons and is expected to increase to 11,000 and 13,000 persons in 1990 and 1991 respectively. Although international migration to Ontario and Toronto has been fairly strong, immigration is key to increasing demand for all types of housing in the Toronto area in the short term.

OUTLOOK

Our expectation is that the vacancy rate will rise to over 2.0% in the October 1991 survey. This will be the first time the rate has climbed to over 2.0% in the Toronto market since June 1974. The reasons for this rise include:

1. a continuing oversupply of condominiums—although the number of starts has declined substantially in the last year, there are still about 8,000 condominium apartment units in the Toronto CMA which have yet to be completed. These also have to be registered which is the time when owners must close the real estate transaction. Since some of these units are not intended for owner occupancy, some units will continue to compete with the high end of the private rental spectrum.

2. a slow economy—although the economy is expected to begin to improve over the summer, demand for rental housing is expected to remain weak until employment improves.

3. movement from rental occupancy to homeownership—as resales and new home sales improved and interest rates fell in the first few months of 1991, many first time homebuyers took advantage of these market conditions. Since many closings will be in the next few months and beyond, first time buyers who are currently renting will be vacating their premises and moving to homeownership. Consequently, the next six months should also show movement from rental occupancy to homeownership and, thus, freeing up additional private rental accommodation in the Toronto CMA.

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis (NOTE: If you are interested in condominiums being rented in the Toronto area, please call Bev Doucette at 416-781-2451, Ext. 252 for a copy of the Toronto Branch special report "Condominium Study: A Look At Rentals"); and

- structures with less than three rental units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately interpret the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing three or more units;

- privately initiated rental units in row housing projects; and

- publicly initiated row and apartment projects of three or more units.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census (1986). Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has be assigned.

In this survey, the 1986 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Beeton, Bradford, Tecumseth, Tottenham, West Gwillimbury, Ajax, Pickering and Orangeville.

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*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1988 survey, 1986 Census boundaries, as defined by Statistics Canada, are used. This reduced the number of centres surveyed in Ontario from 56 to 47 because many centres became part of the redefined CMAs and CAs. Prior to the implementation of the RMSS, only 24 centres were surveyed in Ontario. The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult

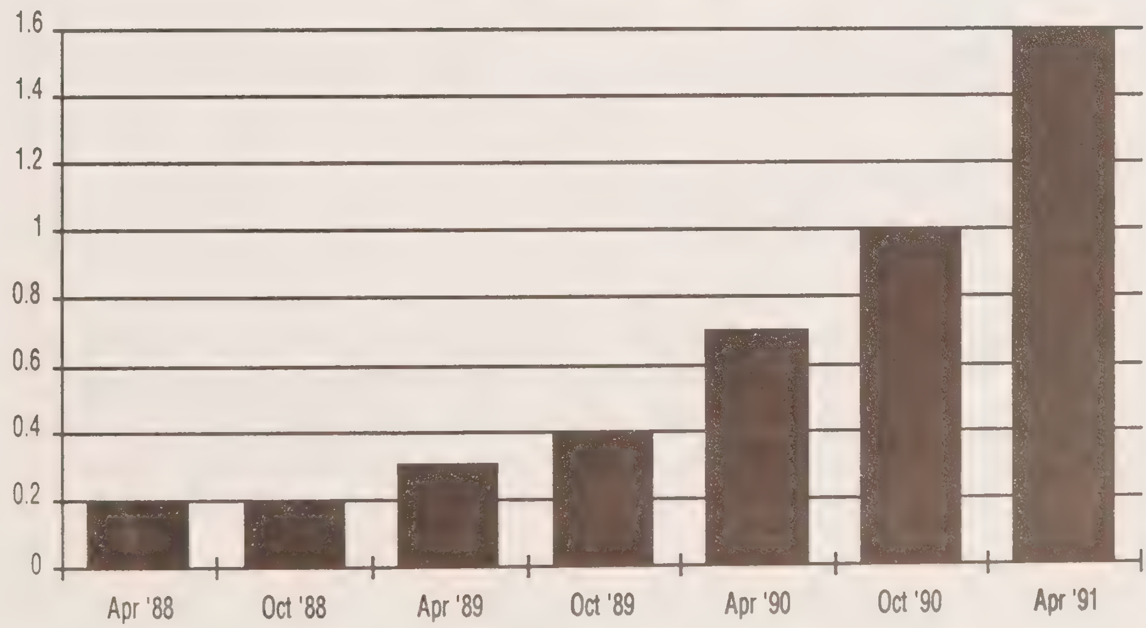
to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then verified by CMHC's National Office, who weight the data appropriately. The results presented in this report are taken from tables produced by CMHC's National Office.

The vacancy response rate was 97.7% in the Toronto CMA in April 1991.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 255.

TORONTO CMA, VACANCY RATES, 1988-1991
Private Apartments – Three Units And Over



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- *Local Housing Market Report*
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NATIONAL REPORTS (available from the Market Analysis Centre in Ottawa)

- *National Housing Outlook*
- *Mortgage Market Trends*

TO ORDER: Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 745-1741). Should you require reports for other metropolitain areas in Canada, please call the appropriate local CMHC office.

VACANCY SUMMARY TABLES

VACANCY RATES BY ZONE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA, APRIL 1991

ZONE	LOCATION	APRIL 1989	OCTOBER 1989	APRIL 1990	OCTOBER 1990	APRIL 1991	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.2	.7	1.0	1.8	2.4	686	28141
2	Toronto (East)	.4	.6	.6	.8	2.5	144	5693
3	Toronto (North)	.2	.3	.3	.6	.8	252	29960
4	Toronto (West)	.9	.9	1.2	2.0	3.1	658	21446
1-4	**Toronto City**	**.4**	**.6**	**.8**	**1.3**	**2.0**	**1740**	**85239**
5	Etobicoke (South)	.5	.5	.7	.8	1.3	133	10546
6	Etobicoke (Central)	.1	.1	.1	.1	.4	51	14190
7	Etobicoke (North)	.3	.2	1.0	1.4	2.3	111	4939
5-7	**Etobicoke City**	**.2**	**.2**	**.4**	**.5**	**1.0**	**295**	**29674**
8	York City	.1	.3	.4	.5	1.0	163	17195
9	East York (Borough)	.1	.1	.2	.1	.4	72	18136
10	Scarborough (Central)	.1	.2	.2	.3	.5	62	13689
11	Scarborough (North)	.1	.4	.4	1.0	2.6	175	6617
12	Scarborough (East)	.0	.3	.1	.9	1.0	103	9988
10-12	**Scarborough City**	**.1**	**.3**	**.2**	**.6**	**1.1**	**340**	**30294**
13	North York (Southeast)	.4	.4	.9	.5	1.2	198	16831
14	North York (Northeast)	.0	.1	.4	.2	.4	42	11819
15	North York (Southwest)	.0	.1	.3	.4	.5	46	9695
16	North York (N. Central)	.1	.0	.2	.1	.2	23	11866
17	North York (Northwest)	.0	.2	.3	.5	1.2	161	13084
13-17	**North York City**	**.1**	**.2**	**.4**	**.4**	**.7**	**471**	**63295**
1-17	**Metropolitan Toronto**	**.2**	**.4**	**.5**	**.8**	**1.3**	**3082**	**243833**
18	Mississauga (South)	.2	.3	.3	.6	.9	104	11435
19	Mississauga (Northwest)	.4	2.2	2.6	5.6	8.4	341	4054
20	Mississauga (Northeast)	.5	1.4	3.6	2.6	4.7	655	13819
18-20	**Mississauga City**	**.3**	**1.0**	**2.2**	**2.2**	**3.8**	**1100**	**29308**
21	Brampton (West)	.0	.4	1.0	1.0	1.9	102	5378
22	Brampton (East)	.6	.3	.6	1.3	3.5	129	3732
21-22	**Brampton City**	**.3**	**.4**	**.8**	**1.1**	**2.5**	**231**	**9110**
23	Oakville Town	1.2	.7	.4	.7	1.2	54	4368
24	Caledon	.0	.0	1.2	.0	.0	0	71
25	R. Hill, Vaughan, King	.1	.2	.0	.3	.9	16	1855
26	Aurora, Newm., Whit-St.	.1	.6	.3	2.1	2.4	38	1556
27	Markham Town	.0	.4	.1	.4	.0	0	781
25-27	**York Region**	**.1**	**.4**	**.1**	**1.0**	**1.3**	**54**	**4192**
28	Pickering, Ajax, Uxbridge	.6	3.3	3.3	7.2	12.7	300	2363
29	Milton, Halton Hills	.0	.7	.5	.3	.9	13	1422
30	Orangeville	.0	.0	.0	.4	2.8	22	796
31	Bradford, W. Gwillimbury	.0	.2	1.3	1.6	2.3	11	471
18-31	**Remaining Toronto CMA**	**.4**	**.9**	**1.6**	**1.9**	**3.4**	**1786**	**52101**
1-31	**Toronto CMA**	**.3**	**.4**	**.7**	**1.0**	**1.6**	**4867**	**295934**

* Sample too small or not available

SUMMARY RESULTS, BACHELOR UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

		PREVIOUS VACANCY RATES				APRIL 1991 SUMMARY		
ZONE	LOCATION	APRIL 1989	OCTOBER 1989	APRIL 1990	OCTOBER 1990	APRIL 1991	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.2	.8	.5	2.0	3.3	216	6518
2	Toronto (East)	.3	1.3	1.0	1.3	2.2	24	1067
3	Toronto (North)	.0	.1	.4	.8	.7	35	5061
4	Toronto (West)	.7	1.0	1.8	1.9	4.1	193	4730
1-4	**Toronto City**	**.3**	**.7**	**.9**	**1.6**	**2.7**	**467**	**17376**
5	Etobicoke (South)	1.3	.0	.0	1.9	2.3	20	877
6	Etobicoke (Central)	.0	.0	.0	2.4	.8	1	190
7	Etobicoke (North)	.0	.0	.0	.0	.0	0	28
5-7	**Etobicoke City**	**1.1**	**.0**	**.0**	**2.0**	**1.9**	**21**	**1094**
8	York City	.2	.2	.3	.9	2.2	40	1862
9	East York (Borough)	.4	.4	.4	.6	1.3	15	1151
10	Scarborough (Central)	1.0	.3	.7	1.8	1.3	5	372
11	Scarborough (North)	.0	.0	.0	.0	.0	0	85
12	Scarborough (East)	.0	.0	.0	.0	4.1	7	173
10-12	**Scarborough City**	**.6**	**.2**	**.4**	**1.0**	**1.9**	**12**	**630**
13	North York (Southeast)	.0	.0	.7	.7	.0	0	142
14	North York (Northeast)	.0	.0	.0	.5	.5	1	198
15	North York (Southwest)	.0	.0	.0	.0	.0	0	343
16	North York (N. Central)	.6	.0	.0	.6	2.4	4	167
17	North York (Northwest)	.4	1.0	.4	1.1	1.4	4	285
13-17	**North York City**	**.2**	**.3**	**.2**	**.5**	**.8**	**9**	**1135**
1-17	**Metropolitan Toronto**	**.3**	**.6**	**.7**	**1.4**	**2.4**	**565**	**23249**
18	Mississauga (South)	.8	.0	.0	.0	1.1	4	369
19	Mississauga (Northwest)	.0	.0	.0	.0	3.0	1	33
20	Mississauga (Northeast)	.0	1.2	.4	.0	1.3	3	265
18-20	**Mississauga City**	**.4**	**.5**	**.2**	**.0**	**1.3**	**9**	**667**
21	Brampton (West)	.0	.0	.6	.0	.0	0	154
22	Brampton (East)	.0	.0	.0	.0	4.3	3	70
21-22	**Brampton City**	**.0**	**.0**	**.4**	**.0**	**1.3**	**3**	**224**
23	Oakville Town	1.3	.7	.0	.8	3.0	4	147
24	Caledon	.0	*	9.1	.0	.0	0	7
25	R. Hill, Vaughan, King	.0	2.0	.0	1.0	.0	0	101
26	Aurora, Newm., Whit-St.	.0	.0	.0	2.9	2.2	2	83
27	Markham Town	.0	.0	.0	.0	.0	0	8
25-27	**York Region**	**.0**	**1.0**	**.0**	**1.8**	**1.0**	**2**	**192**
28	Pickering, Ajax, Uxbridge	9.1	.0	.0	.0	.0	0	13
29	Milton, Halton Hills	.0	.0	.0	3.0	.0	0	32
30	Orangeville	.0	.0	.0	.0	12.0	6	50
31	Bradford, W. Gwillimbury	.0	.0	4.3	8.7	.0	0	21
18-31	**Remaining Toronto CMA**	**.4**	**.4**	**.3**	**.6**	**1.8**	**24**	**1353**
1-31	**Toronto CMA**	**.3**	**.6**	**.7**	**1.4**	**2.4**	**588**	**24602**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 1-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

		PREVIOUS VACANCY RATES				APRIL 1991 SUMMARY		
ZONE	LOCATION	APRIL 1989	OCTOBER 1989	APRIL 1990	OCTOBER 1990	APRIL 1991	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.2	.6	1.1	1.6	1.7	250	14722
2	Toronto (East)	.3	.7	.8	1.0	2.4	73	3011
3	Toronto (North)	.0	.2	.2	.2	.4	65	14955
4	Toronto (West)	1.1	.8	1.0	2.1	2.7	287	10733
1-4	**Toronto City**	**.4**	**.5**	**.7**	**1.2**	**1.6**	**675**	**43422**
5	Etobicoke (South)	.3	.6	1.0	.9	.9	45	4784
6	Etobicoke (Central)	.0	.0	.0	.0	.2	10	4203
7	Etobicoke (North)	.1	.6	.5	.2	.5	4	819
5-7	**Etobicoke City**	**.2**	**.3**	**.5**	**.4**	**.6**	**59**	**9806**
8	York City	.1	.3	.5	.4	.7	59	8375
9	East York (Borough)	.1	.1	.2	.1	.3	30	9619
10	Scarborough (Central)	.1	.2	.2	.2	.6	34	6025
11	Scarborough (North)	.0	.5	.6	.3	3.4	70	2036
12	Scarborough (East)	.0	.4	.0	.3	.4	12	2818
10-12	**Scarborough City**	**.0**	**.3**	**.2**	**.3**	**1.1**	**116**	**10880**
13	North York (Southeast)	.4	.7	1.5	.8	2.6	162	6148
14	North York (Northeast)	.0	.0	.2	.1	.1	5	3831
15	North York (Southwest)	.1	.1	.0	.3	.5	17	3815
16	North York (N. Central)	.1	.1	.1	.1	.2	7	4356
17	North York (Northwest)	.0	.2	.3	.5	1.1	53	4890
13-17	**North York City**	**.2**	**.2**	**.5**	**.4**	**1.1**	**245**	**23040**
1-17	**Metropolitan Toronto**	**.2**	**.4**	**.5**	**.7**	**1.1**	**1183**	**105141**
18	Mississauga (South)	.2	.3	.2	.3	.8	39	4806
19	Mississauga (Northwest)	.8	4.5	3.3	5.6	7.1	100	1403
20	Mississauga (Northeast)	.2	1.0	3.3	3.1	5.0	213	4276
18-20	**Mississauga City**	**.3**	**1.1**	**1.9**	**2.1**	**3.4**	**352**	**10485**
21	Brampton (West)	.0	.4	.5	1.3	2.8	62	2187
22	Brampton (East)	.8	.3	.2	.5	1.2	11	956
21-22	**Brampton City**	**.3**	**.4**	**.4**	**1.1**	**2.3**	**73**	**3143**
23	Oakville Town	.9	.2	.4	.2	.7	10	1366
24	Caledon	.0	.0	.0	.0	.0	0	20
25	R. Hill, Vaughan, King	.0	.0	.0	.4	.6	4	670
26	Aurora, Newm., Whit-St.	.0	.7	.2	1.6	2.6	17	657
27	Markham Town	.0	1.0	.3	.7	.0	0	305
25-27	**York Region**	**.0**	**.5**	**.1**	**1.0**	**1.3**	**21**	**1632**
28	Pickering, Ajax, Uxbridge	.0	.9	.5	3.1	5.1	17	335
29	Milton, Halton Hills	.0	.7	.5	.0	1.3	7	527
30	Orangeville	.0	.0	.0	.4	3.3	11	336
31	Bradford, W. Gwillimbury	.0	.0	2.1	2.5	3.3	5	151
18-31	**Remaining Toronto CMA**	**.3**	**.8**	**1.2**	**1.6**	**2.8**	**496**	**17995**
1-31	**Toronto CMA**	**.2**	**.4**	**.6**	**.8**	**1.4**	**1680**	**123135**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 2-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

		PREVIOUS VACANCY RATES				APRIL 1991 SUMMARY		
ZONE	LOCATION	APRIL 1989	OCTOBER 1989	APRIL 1990	OCTOBER 1990	APRIL 1991	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.2	1.0	1.2	2.0	3.3	203	6223
2	Toronto (East)	.8	.0	.1	.1	3.2	47	1471
3	Toronto (North)	.6	.4	.4	.9	1.5	126	8527
4	Toronto (West)	.4	.9	1.2	1.8	2.8	141	5114
1-4	**Toronto City**	**.4**	**.7**	**.8**	**1.4**	**2.4**	**517**	**21335**
5	Etobicoke (South)	.5	.4	.4	.6	1.5	68	4549
6	Etobicoke (Central)	.1	.2	.1	.1	.4	32	7506
7	Etobicoke (North)	.2	.2	1.3	1.6	2.6	82	3161
5-7	**Etobicoke City**	**.2**	**.2**	**.5**	**.5**	**1.2**	**182**	**15216**
8	York City	.2	.5	.2	.6	.4	26	6136
9	East York (Borough)	.1	.1	.1	.2	.3	20	6358
10	Scarborough (Central)	.1	.1	.2	.3	.3	19	6362
11	Scarborough (North)	.1	.4	.3	1.5	2.5	94	3809
12	Scarborough (East)	.0	.2	.1	1.2	1.1	61	5568
10-12	**Scarborough City**	**.1**	**.2**	**.2**	**.9**	**1.1**	**174**	**15739**
13	North York (Southeast)	.2	.2	.6	.3	.3	27	8602
14	North York (Northeast)	.0	.1	.5	.3	.5	28	5849
15	North York (Southwest)	.0	.1	.4	.0	.6	28	4548
16	North York (N. Central)	.1	.0	.2	.1	.2	9	5616
17	North York (Northwest)	.1	.1	.2	.4	1.2	78	6427
13-17	**North York City**	**.1**	**.1**	**.4**	**.3**	**.5**	**170**	**31042**
1-17	**Metropolitan Toronto**	**.2**	**.3**	**.4**	**.7**	**1.1**	**1089**	**95827**
18	Mississauga (South)	.1	.3	.3	.7	.8	41	5375
19	Mississauga (Northwest)	.3	.9	2.3	6.2	10.5	227	2165
20	Mississauga (Northeast)	.7	1.6	4.2	2.4	5.1	405	7935
18-20	**Mississauga City**	**.4**	**1.0**	**2.6**	**2.3**	**4.3**	**672**	**15475**
21	Brampton (West)	.0	.4	1.4	.9	1.2	33	2701
22	Brampton (East)	.7	.3	.3	1.5	4.4	91	2046
21-22	**Brampton City**	**.3**	**.3**	**.9**	**1.1**	**2.6**	**124**	**4747**
23	Oakville Town	1.0	.9	.3	.7	1.3	31	2439
24	Caledon	.0	.0	.0	.0	.0	0	37
25	R. Hill, Vaughan, King	.0	.1	.1	.2	.9	9	981
26	Aurora, Newm., Whit-St.	.3	.7	.4	2.3	2.4	18	746
27	Markham Town	.0	.0	.0	.2	.0	0	429
25-27	**York Region**	**.1**	**.3**	**.2**	**.9**	**1.3**	**27**	**2156**
28	Pickering, Ajax, Uxbridge	.0	2.9	1.2	3.2	4.5	49	1090
29	Milton, Halton Hills	.0	.7	.3	.4	.7	6	798
30	Orangeville	.0	.0	.0	.4	1.4	5	361
31	Bradford, W. Gwillimbury	.0	.0	.4	.8	2.0	5	251
18-31	**Remaining Toronto CMA**	**.4**	**.9**	**1.7**	**1.8**	**3.4**	**920**	**27353**
1-31	**Toronto CMA**	**.2**	**.4**	**.7**	**.9**	**1.6**	**2009**	**123179**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 3-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

		PREVIOUS VACANCY RATES				APRIL 1991 SUMMARY		
ZONE	LOCATION	APRIL 1989	OCTOBER 1989	APRIL 1990	OCTOBER 1990	APRIL 1991	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.2	.2	1.6	1.0	1.7	11	614
2	Toronto (East)	.0	.0	.0	.0	.0	0	137
3	Toronto (North)	.2	1.0	.8	2.3	1.9	25	1305
4	Toronto (West)	2.7	1.9	1.1	2.7	4.3	36	840
1-4	**Toronto City**	**.8**	**1.0**	**1.0**	**2.0**	**2.5**	**72**	**2896**
5	Etobicoke (South)	.0	.0	.0	.0	.0	0	334
6	Etobicoke (Central)	.1	.0	.1	.0	.3	7	2265
7	Etobicoke (North)	.4	.0	.8	1.5	2.7	25	932
5-7	**Etobicoke City**	**.2**	**.0**	**.3**	**.4**	**.9**	**32**	**3531**
8	York City	.0	.0	1.1	.7	4.5	37	821
9	East York (Borough)	.0	.1	.2	.0	.8	8	996
10	Scarborough (Central)	.0	.7	.1	.4	.5	4	928
11	Scarborough (North)	.0	.0	.1	.0	1.6	11	687
12	Scarborough (East)	.1	.5	.2	.9	1.6	23	1428
10-12	**Scarborough City**	**.0**	**.4**	**.2**	**.5**	**1.3**	**38**	**3043**
13	North York (Southeast)	.8	.0	.1	.1	.5	9	1934
14	North York (Northeast)	.1	.1	.4	.2	.4	8	1934
15	North York (Southwest)	.0	.0	1.1	2.5	.1	1	970
16	North York (N. Central)	.2	.1	.2	.2	.2	3	1705
17	North York (Northwest)	.0	.3	.1	1.0	1.8	26	1434
13-17	**North York City**	**.3**	**.1**	**.3**	**.6**	**.6**	**47**	**7977**
1-17	**Metropolitan Toronto**	**.3**	**.3**	**.4**	**.7**	**1.2**	**234**	**19265**
18	Mississauga (South)	.1	.8	1.0	1.8	2.3	20	871
19	Mississauga (Northwest)	.0	1.3	1.5	3.2	2.9	13	448
20	Mississauga (Northeast)	.4	1.0	1.6	2.3	2.3	30	1318
18-20	**Mississauga City**	**.2**	**1.0**	**1.4**	**2.3**	**2.4**	**64**	**2637**
21	Brampton (West)	.0	1.1	.0	.6	1.3	4	319
22	Brampton (East)	.2	.1	2.1	2.2	3.7	23	629
21-22	**Brampton City**	**.1**	**.4**	**1.5**	**1.7**	**2.8**	**27**	**948**
23	Oakville Town	3.3	1.5	1.0	1.5	2.1	9	416
24	Caledon	*	*	*	.0	.0	0	7
25	R. Hill, Vaughan, King	.8	.8	.0	.0	3.0	3	102
26	Aurora, Newm., Whit-St.	.0	.0	.0	2.9	1.4	1	70
27	Markham Town	.0	.0	.0	.0	.0	0	39
25-27	**York Region**	**.5**	**.4**	**.0**	**1.0**	**1.9**	**4**	**212**
28	Pickering, Ajax, Uxbridge	1.3	4.4	6.6	13.2	25.4	234	925
29	Milton, Halton Hills	.0	.0	3.2	.0	.0	0	66
30	Orangeville	.0	.0	.0	.0	.0	0	49
31	Bradford, W. Gwillimbury	.0	2.1	2.1	.0	2.1	1	48
18-31	**Remaining Toronto CMA**	**.6**	**1.5**	**2.2**	**3.8**	**6.4**	**339**	**5307**
1-31	**Toronto CMA**	**.3**	**.5**	**.8**	**1.4**	**2.3**	**573**	**24572**

* Sample too small or not available

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3+, AND ROW)
TORONTO CMA, APRIL 1991

ZONE	LOCATION	6+ VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE
1	Toronto (Central)	616	27113	2.3	686	28141	2.4	0	13	.0
2	Toronto (East)	77	4650	1.7	144	5693	2.5	0	14	.0
3	Toronto (North)	191	28251	.7	252	29960	.8	5	70	7.8
4	Toronto (West)	519	19286	2.7	658	21446	3.1	9	174	5.3
1-4	**Toronto City**	**1403**	**79299**	**1.8**	**1740**	**85239**	**2.0**	**15**	**271**	**5.4**
5	Etobicoke (South)	29	9510	.3	133	10546	1.3	0	64	.0
6	Etobicoke (Central)	50	14140	.4	51	14190	.4	0	476	.0
7	Etobicoke (North)	109	4888	2.2	111	4939	2.3	14	569	2.5
5-7	**Etobicoke City**	**188**	**28537**	**.7**	**295**	**29674**	**1.0**	**14**	**1109**	**1.3**
8	York City	119	15681	.8	163	17195	1.0	0	165	.0
9	East York (Borough)	72	17947	.4	72	18136	.4	0	97	.0
10	Scarborough (Central)	59	13488	.4	62	13689	.5	0	380	.0
11	Scarborough (North)	175	6617	2.6	175	6617	2.6	3	440	.7
12	Scarborough (East)	101	9934	1.0	103	9988	1.0	8	423	1.9
10-12	**Scarborough City**	**335**	**30039**	**1.1**	**340**	**30294**	**1.1**	**11**	**1243**	**.9**
13	North York (Southeast)	198	16810	1.2	198	16831	1.2	0	1262	.0
14	North York (Northeast)	42	11792	.4	42	11819	.4	0	917	.0
15	North York (Southwest)	46	9341	.5	46	9695	.5	0	0	.0
16	North York (N. Central)	23	11643	.2	23	11866	.2	0	60	.0
17	North York (Northwest)	159	13027	1.2	161	13084	1.2	4	485	.8
13-17	**North York City**	**468**	**62612**	**.7**	**471**	**63295**	**.7**	**4**	**2724**	**.1**
1-17	**Metropolitan Toronto**	**2586**	**234115**	**1.1**	**3082**	**243833**	**1.3**	**44**	**5609**	**.8**
18	Mississauga (South)	97	11303	.9	104	11435	.9	3	240	1.3
19	Mississauga (Northwest)	341	4050	8.4	341	4054	8.4	63	883	7.1
20	Mississauga (Northeast)	655	13819	4.7	655	13819	4.7	19	1281	1.5
18-20	**Mississauga City**	**1093**	**29172**	**3.7**	**1100**	**29308**	**3.8**	**85**	**2404**	**3.5**
21	Brampton (West)	91	5245	1.7	102	5378	1.9	10	528	1.9
22	Brampton (East)	129	3732	3.5	129	3732	3.5	0	202	.0
21-22	**Brampton City**	**220**	**8977**	**2.5**	**231**	**9110**	**2.5**	**10**	**730**	**1.4**
23	Oakville Town	53	4309	1.2	54	4368	1.2	36	646	5.5
24	Caledon	0	66	.0	0	71	.0	0	0	.0
25	R. Hill, Vaughan, King	13	1787	.7	16	1855	.9	0	0	.0
26	Aurora, Newm., Whit-St.	32	1377	2.3	38	1556	2.4	10	349	2.9
27	Markham Town	0	781	.0	0	781	.0	0	0	.0
25-27	**York Region**	**45**	**3945**	**1.1**	**54**	**4192**	**1.3**	**10**	**349**	**2.9**
28	Pickering, Ajax	298	2324	12.8	300	2363	12.7	0	54	.0
29	Milton, Halton Hills	10	1310	.8	13	1422	.9	2	33	6.1
30	Orangeville	20	742	2.7	22	796	2.8	0	0	.0
31	Bradford, W. Gwillimbury	8	390	2.1	11	471	2.3	0	10	.0
18-31	**Remaining Toronto CMA**	**1748**	**51235**	**3.4**	**1786**	**52101**	**3.4**	**143**	**4226**	**3.4**
1-31	**Toronto CMA**	**4334**	**285350**	**1.5**	**4867**	**295934**	**1.6**	**186**	**9835**	**1.9**

* Sample size too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

ESTIMATED PRIVATE AND PUBLIC UNIVERSE AND NUMBER OF VACANT UNITS, TOTALS TORONTO CMA, APRIL 1991

ZONE	LOCATION	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE	PUBLIC VACANT	PUBLIC UNIVERSE	PUBLIC VACANCY RATE	OVERALL VACANT	OVERALL UNIVERSE	OVERALL VACANCY RATE
1	Toronto (Central)	686	28154	2.4	86	15707	.5	772	43861	1.8
2	Toronto (East)	144	5707	2.5	14	5802	.2	158	11509	1.4
3	Toronto (North)	258	30030	.9	7	1517	.5	265	31547	.8
4	Toronto (West)	667	21620	3.1	73	6581	1.1	740	28201	2.6
1-4	**Toronto City**	**1755**	**85511**	**2.1**	**180**	**29607**	**.6**	**1935**	**115117**	**1.7**
5	Etobicoke (South)	133	10610	1.2	7	1272	.6	140	11882	1.2
6	Etobicoke (Central)	51	14666	.3	5	3585	.1	56	18251	.3
7	Etobicoke (North)	125	5508	2.3	16	4283	.4	141	9791	1.4
5-7	**Etobicoke City**	**309**	**30783**	**1.0**	**28**	**9140**	**.3**	**337**	**39923**	**.8**
8	York City	163	17360	.9	30	5436	.6	193	22796	.8
9	East York (Borough)	72	18233	.4	0	2129	.0	72	20362	.4
10	Scarborough (Central)	62	14069	.4	18	6753	.3	80	20822	.4
11	Scarborough (North)	178	7057	2.5	16	5555	.3	194	12612	1.5
12	Scarborough (East)	111	10411	1.1	19	9148	.2	130	19559	.7
10-12	**Scarborough City**	**351**	**31537**	**1.1**	**53**	**21456**	**.2**	**404**	**52993**	**.8**
13	North York (Southeast)	198	18093	1.1	1	2115	.0	199	20208	1.0
14	North York (Northeast)	42	12736	.3	8	1897	.4	50	14633	.3
15	North York (Southwest)	46	9695	.5	8	3728	.2	54	13423	.4
16	North York (N. Central)	23	11926	.2	7	2415	.3	30	14341	.2
17	North York (Northwest)	165	13569	1.2	177	8962	2.0	342	22531	1.5
13-17	**North York City**	**475**	**66019**	**.7**	**201**	**19117**	**1.1**	**676**	**85136**	**.8**
1-17	**Metropolitan Toronto**	**3125**	**249442**	**1.3**	**492**	**86885**	**.6**	**3617**	**336327**	**1.1**
18	Mississauga (South)	107	11675	.9	13	1770	.7	120	13445	.9
19	Mississauga (Northwest)	404	4937	8.2	2	1864	.1	406	6801	6.0
20	Mississauga (Northeast)	674	15100	4.5	16	3341	.5	690	18441	3.7
18-20	**Mississauga City**	**1185**	**31712**	**3.7**	**31**	**6975**	**.4**	**1216**	**38687**	**3.1**
21	Brampton (West)	112	5906	1.9	14	1483	.9	126	7389	1.7
22	Brampton (East)	129	3934	3.3	9	1176	.8	138	5110	2.7
21-22	**Brampton City**	**241**	**9840**	**2.4**	**23**	**2659**	**.9**	**264**	**12499**	**2.1**
23	Oakville Town	90	5014	1.8	0	1066	.0	90	6080	1.5
24	Caledon	0	71	.0	5	124	4.0	5	195	2.6
25	R. Hill, Vaughan, King	16	1855	.9	0	1616	.0	16	3471	.5
26	Aurora, Newm., Whit-St.	48	1905	2.5	2	1623	.1	50	3528	1.4
27	Markham Town	0	781	.0	0	763	.0	0	1544	.0
25-27	**York Region**	**64**	**4541**	**1.4**	**2**	**4002**	**.0**	**66**	**8543**	**.8**
28	Pickering, Ajax	300	2417	12.4	0	1167	.0	300	3584	8.4
29	Milton, Halton Hills	15	1455	1.0	0	704	.0	15	2159	.7
30	Orangeville	22	796	2.8	0	148	.0	22	944	2.3
31	Bradford, W. Gwillimbury	11	481	2.3	0	75	.0	11	556	2.0
18-31	**Remaining Toronto CMA**	**1928**	**56327**	**3.4**	**61**	**16920**	**.4**	**1989**	**73247**	**2.7**
1-31	**Toronto CMA**	**5054**	**305769**	**1.7**	**553**	**103805**	**.5**	**5607**	**409574**	**1.4**

NOTE: Totals and subtotals may not add up exactly due to rounding

TORONTO CMA VACANCY RATES
PRIVATE APARTMENTS—SIX UNITS AND OVER
1980-1991

	1980 Apr	Oct	1981 Apr	Oct	1982 Apr	Oct	1983 Apr	Oct	1984 Apr	Oct	1985 Apr	Oct	1986 Apr	Oct	1987 Apr	Oct	1988 Apr	Oct	1989 Apr	Oct	1990 Apr	Oct	1991 Apr	Oct
Toronto City	1.1	.4	.4	.4	.5	.6	1.1	.7	.6	.6	.5	.4	.4	.2	.3	.2	.3	.3	.3	.4	.7	1.1	1.8	
Scarborough	.9	.5	.4	.3	.2	.5	1.5	.7	.6	.3	.4	.2	.1	.1	.0	.0	.0	.1	.0	.2	.2	.6	1.1	
North York	.8	.3	.3	.2	.1	.2	.5	.9	.8	.3	.3	.1	.1	.1	.0	.0	.1	.1	.1	.1	.4	.3	.7	
East York	.4	.3	.1	.0	.0	.2	.3	.1	.1	.2	.1	.1	.0	.1	.1	.0	.1	.0	.1	.0	.2	.2	.4	
Etobicoke	1.9	1.1	.3	.3	.5	.9	1.5	1.1	.3	.2	.2	.1	.1	.1	.0	.2	.1	.1	.1	.1	.3	.4	.7	
York City	1.2	.6	.5	.3	.3	.3	.7	.6	.8	.4	.4	.2	.0	.0	.3	.0	.1	.1	.1	.1	.3	.5	.8	
METRO TORONTO	1.0	.5	.3	.3	.3	.5	.9	.8	.6	.4	.3	.2	.1	.1	.1	.1	.2	.1	.2	.2	.5	.6	1.1	
Mississauga	.9	.6	.8	.3	1.1	2.6	3.4	2.6	2.7	1.7	1.0	.8	1.0	.2	.2	.1	.3	.4	.3	1.1	2.2	2.2	3.7	
Brampton	.7	.5	.1	.3	.1	.4	3.6	3.0	1.5	3.1	3.2	2.7	1.0	.4	.1	.3	.3	.3	.3	.3	.8	1.1	2.5	
Caledon	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.3	.0	1.3	.0	.0	.0	.0	.0	.0	.0	1.3	.0	.0	
Oakville	.5	.3	.8	.3	.5	.4	1.0	.5	.5	.2	.4	.5	.3	.3	.3	.1	.3	.4	1.2	.8	.4	.6	1.2	
Markham	1.0	.4	.2	.0	.0	.1	.5	.6	.4	.5	.0	.0	.4	.5	.0	.0	.2	.1	.0	.4	.1	.4	.0	
Aurora, Newmarket	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.3	.1	.0	.0	N/A	.1	.1	N/A	N/A	.2	.9	.1	.6	.3	2.0	2.3	
Richmond Hill	.2	.1	.0	.0	.0	.5	.9	.3	1.0	.2	.1	.0	.0	.1	.0	.1	.0	.0	.0	.1	.1	.3	.7	
Ajax/Pickering	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.2	3.3	1.2	.8	.0	.1	.1	.0	.0	.1	.1	.7	3.4	3.3	7.3	12.8	
Milton/Halton Hills N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.2	.1	.0	.5	.3	.2	.8	
Orangeville	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.1	.0	.0	.0	.0	.2	2.7	
Bradford	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.3	.0	.0	.3	1.0	1.5	2.1	
TORONTO CMA	1.0	.5	.4	.3	.4	.7	1.2	1.0	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	.9	1.5	

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JANUARY 1991
APRIL 1991

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Hamilton CMA *	40875	526	1.3	43392	653	1.5
Kitchener CMA *	25041	1223	4.9	26204	1237	4.7
London CMA *	36359	1467	4.0	39950	1637	4.1
Oshawa CMA *	9950	368	3.7	10628	395	3.7
Ottawa CMA (Ontario Part) *	57621	610	1.1	61442	689	1.1
St. Catharines CMA *	13642	359	2.6	16646	487	2.9
Sudbury CMA *	7264	67	.9	9446	103	1.1
Thunder Bay CMA *	4370	52	1.2	5429	77	1.4
Toronto CMA *	285354	4334	1.5	295938	4867	1.6
Windsor CMA *	12272	461	3.8	14214	555	3.9
Sub-Total CMAs	492748	9467	1.9	523289	10700	2.0
CAs 50,000+ Population						
Barrie CA *	2812	75	2.7	3251	92	2.8
Belleville CA *	5448	126	2.3	6257	151	2.4
Brantford CA *	3728	69	1.9	4609	77	1.7
Cornwall CA *	2019	40	2.0	3464	232	6.7
Guelph CA *	6364	19	.3	6730	23	.3
Kingston CA *	9348	107	1.1	10967	134	1.2
North Bay CA *	2175	16	.7	3168	29	.9
Peterborough CA *	3974	98	2.5	4937	146	3.0
Sarnia CA *	4851	124	2.6	5384	147	2.7
Sault Ste. Marie CA *	3964	58	1.5	4802	75	1.6
Sub-Total CAs 50,000+	44683	732	1.6	53569	1106	2.1

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.
Calculation of vacancy rates are rounded according to an algorithm designed by CMHC's Statistical Services Division and applied to all vacancy rates

(continued) ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENTS COMPLETED PRIOR TO JANUARY 1991 APRIL 1991

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER		
CAs and CENTRES 10,000 to 50,000 Population	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Brockville CA	2019	40	2.0	2351	45	1.9
Chatham CA *	2962	110	3.7	3995	142	3.6
Cobourg CA	779	26	3.3	828	26	3.1
Collingwood CA	558	16	2.9	728	25	3.5
Dunnville Town	67	2	3.0	82	3	3.7
Elliot Lake CA	1523	425	27.9	1539	433	28.2
Haileybury CA	203	21	10.2	360	30	8.3
Haldimand Town	288	0	.0	315	0	.0
Hawkesbury CA	385	8	2.1	635	21	3.3
Huntsville Town	187	13	7.0	261	19	7.3
Kapuskasing CA	327	36	11.1	638	65	10.2
Kenora CA	206	5	2.4	302	5	1.7
Kirkland Lake CA	491	84	17.1	981	155	15.9
Leamington CA *	880	46	5.2	952	48	5.0
Lindsay CA	1068	21	2.0	1340	34	2.5
Midland CA	837	22	2.6	1083	38	3.5
Nanticoke City	106	1	.9	138	1	.7
Orillia CA	1110	14	1.3	1602	44	2.8
Owen Sound CA	1287	10	.8	1692	12	.7
Pembroke CA (Ontario Part)	702	15	2.1	951	21	2.2
Port Hope Town	219	7	3.2	227	7	3.1
Simcoe CA	360	4	1.1	544	10	1.8
Stratford CA	1786	38	2.1	2069	43	2.1
Tillsonburg CA	717	24	3.3	844	30	3.6
Timmins CA	972	38	3.9	1680	81	4.8
Wallaceburg CA	342	24	7.0	445	29	6.6
Woodstock CA *	1283	20	1.6	1623	27	1.7
Sub-Total CA's etc. 10,000 to 50,000 Population	15346	878	5.7	20303	1156	5.7
Sub-Total All CAs etc.	60029	1610	2.7	73872	2262	3.1
TOTAL Ontario	552777	11077	2.0	597161	12962	2.2

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

** Results cannot be released where obtained from 3 or fewer structures.

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.
Calculation of vacancy rates are rounded according to an algorithm designed by CMHC's Statistical Services Division and applied to all vacancy rates.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1981		1982		1983		1984		1985		1986		1987		1988		1989		1990		1991	
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	
Barrie	.9	***	.3	.1	.4	.0	.1	.1	.0	.2	.4	.0	.1	.2	1.9	.2	.0	.1	1.8	2.1	2.7	Barrie
Belleville	***	***	***	***	***	***	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	.5	1.2	1.2	2.3	Belleville
Brantford	4.7	***	2.0	1.9	1.8	2.3	2.5	1.5	1.0	.4	.5	.3	.1	.2	.4	.4	.5	.3	.5	.7	1.9	Brantford
Calgary*	.7	.2	1.8	6.3	11.7	12.3	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	Calgary*
Chicoutimi-Jonquiere*	.5	1.3	2.4	4.7	3.5	2.3	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	Chicoutimi-Jonquiere*
Cornwall	.1	***	.7	1.2	3.2	1.2	1.0	.6	1.2	2.8	1.3	1.2	.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	Cornwall
Edmonton*	2.5	1.1	3.4	4.6	7.5	9.5	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	Edmonton*
Guelph	1.6	***	1.8	1.1	1.9	.4	.3	.2	.6	.1	.4	.1	.0	.2	.1	.1	.0	.1	.2	1.1	.3	Guelph
Halifax*	.9	.5	.9	.6	2.1	.9	.9	.4	.7	.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	Halifax*
Hamilton*	1.1	.7	.6	.6	1.2	.8	.9	.5	.4	.4	.5	.3	.3	.3	.3	.4	.4	.5	.7	1.2	1.3	Hamilton*
Kingston	3.2	***	1.3	1.2	1.1	.1	.1	.1	.7	1.3	1.8	1.3	1.7	1.1	1.2	.4	.9	.3	.9	.8	1.1	Kingston
Kitchener*	1.6	.7	.9	1.0	2.2	.9	.7	.6	.4	.4	.4	.2	.4	.2	.5	.4	.5	.6	1.3	1.3	4.9	Kitchener*
London*	3.8	1.9	2.5	3.0	3.3	2.8	2.4	1.0	.9	.4	.5	.7	1.0	1.0	.9	2.1	3.1	2.7	3.2	2.8	4.0	London*
Montreal*	2.1	1.9	1.7	2.7	2.6	3.2	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	Montreal*
North Bay	.5	***	.7	.3	.8	.5	.5	.3	.4	.2	.3	.7	1.1	.4	.4	1.4	1.5	.4	1.7	.1	.8	North Bay
Oshawa*	1.2	.0	.2	.5	1.3	1.5	1.5	.3	.1	.1	.2	.2	.1	.3	.3	.4	.2	.7	1.5	1.6	3.7	Oshawa*
Ottawa-Hull*	2.4	.9	.7	.3	.3	.3	.3	.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	Ottawa-Hull*
Ottawa*	2.2	.6	.4	.2	.3	.3	.3	.3	.9	.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	.5	1.1	Ottawa*
Hull*	3.3	2.3	2.0	.5	.7	.7	.7	.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	Hull*
Peterborough	1.1	***	.5	.7	1.8	.7	.4	.4	.6	.4	1.5	1.1	.9	.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	Peterborough
Quebec City*	2.0	1.8	1.7	4.8	3.7	5.2	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	Quebec City*
Regina*	1.9	.5	1.0	.3	2.6	2.1	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	Regina*
St. Catharines-Niagara*	1.9	.8	1.3	1.6	3.0	1.0	1.0	.8	.6	.3	.7	.8	1.0	.5	1.2	1.0	1.1	.9	1.6	1.9	2.6	St. Catharines-Niagara*
St. John*	3.4	3.1	4.9	2.1	4.0	3.9	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	St. John*
St. John's*	.9	1.4	7.6	1.1	5.1	4.2	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	St. John's*
Sarnia	4.2	***	.4	1.4	1.9	2.8	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	Sarnia
Saskatoon*	1.8	.8	2.1	1.1	3.4	2.3	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	Saskatoon*
Sault Ste. Marie	4.1	***	2.5	4.5	7.3	5.7	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	.5	.3	.2	.2	.7	.8	1.5	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	Sherbrooke*
Sudbury*	2.0	.6	.7	1.5	1.9	.5	.9	.8	1.0	.6	1.0	.9	1.1	1.0	1.2	.3	.8	.3	.5	.7	.9	Sudbury*
Thunder Bay*	2.0	1.1	1.6	.6	1.3	.4	1.4	.4	.4	.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	.6	1.4	.9	1.2	Thunder Bay*
Toronto*	.4	.3	.4	.7	1.2	1.0	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	.9	1.5	Toronto*
Trois Rivieres*	***	***	1.8	4.8	4.6	4.4	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	Trois Rivieres*
Vancouver*	.1	.1	.6	1.9	2.6	1.3	2.4	2.2	2.8	2.2	.9	.9	2.3	1.1	1.0	.4	.5	.4	.9	.9	2.3	Vancouver*
Victoria*	.1	.1	.6	1.5	2.7	1.1	3.7	2.2	3.3	1.9	2.4	.6	1.1	.4	1.0	.3	.7	.2	.7	.3	1.4	Victoria*
Windsor*	8.3	7.0	7.0	3.4	2.7	2.0	1.0	.7	.7	.7	.5	1.0	1.1	.7	1.1	.8	1.0	1.0	2.2	2.2	3.8	Windsor*
Winnipeg*	4.3	3.5	2.1	1.4	1.4	.9	1.0	.8	.9	.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	Winnipeg*
TOTAL (CMA's only)	1.6	1.2	1.4	2.1	2.7	2.7	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	3.3	3.8	TOTAL (CMA's only)

*Census Metropolitan Areas (CMA's)

*** Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY AND PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1981		1982		1983		1984		1985		1986		1987		1988		1989		1990		1991	
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	
Barrie	***	***	.3	.1	.4	.0	.1	.1	.0	.2	.4	.0	.1	.2	1.7	.2	.0	.2	1.8	2.5	4.0	Barrie
Belleville	***	***	***	***	***	***	***	***	***	***	***	***	1.1	.9	1.2	1.0	.9	.4	1.0	1.1	2.0	Belleville
Brantford	***	***	1.7	1.6	1.4	2.1	1.9	1.3	.9	.6	.4	.3	.1	.1	.3	.3	.4	.3	.7	.7	1.5	Brantford
Calgary*	.7	.3	1.8	5.8	11.1	11.7	13.4	10.1	7.7	3.7	3.9	4.4	5.3	4.3	3.9	2.4	2.0	1.4	2.6	2.0	3.8	Calgary*
Chicoutimi-Jonquiere*	.5	1.0	1.9	3.5	2.5	2.2	1.6	1.3	1.4	2.5	2.9	6.7	6.5	7.8	5.2	5.5	3.7	3.9	2.6	4.7	4.2	Chicoutimi-Jonquiere*
Cornwall	***	***	.5	.9	1.9	.7	.5	.5	.8	1.6	.9	.8	.6	1.3	1.0	2.2	1.5	2.3	2.4	3.0	3.9	Cornwall
Edmonton*	2.4	1.1	3.2	4.3	7.3	9.2	11.2	9.7	7.9	4.9	5.1	4.6	5.8	5.8	6.8	4.5	3.8	2.4	2.8	2.0	3.5	Edmonton*
Guelph	***	***	1.7	1.1	1.8	.4	.3	.2	.8	.2	.5	.2	.0	.2	.1	.1	.0	.1	.2	1.0	.3	Guelph
Halifax*	1.0	.5	.9	.5	1.9	.8	.8	.4	.7	.6	1.9	2.3	3.8	4.2	4.2	4.1	4.3	3.5	4.5	3.9	4.3	Halifax*
Hamilton*	1.3	1.1	.7	.6	1.3	.9	.8	.7	.5	.5	.7	.6	.2	.5	.4	.5	.4	.4	.7	1.1	1.3	Hamilton*
Kingston	***	***	1.2	1.1	1.0	.1	.2	.1	.6	1.1	1.5	1.2	1.5	1.0	1.1	.4	.8	.3	.8	.8	1.2	Kingston
Kitchener*	1.6	.7	.9	.9	2.0	.9	.6	.6	.4	.4	.4	.2	.4	.2	.4	.4	.5	.5	1.2	1.3	4.4	Kitchener*
London*	3.4	1.7	2.3	2.7	3.1	2.5	2.2	1.0	.9	.4	.6	.6	.9	.9	.8	1.9	2.8	2.5	2.9	2.6	3.7	London*
Montreal*	2.0	1.9	1.6	2.6	2.6	3.1	2.5	2.4	1.9	1.6	1.3	1.8	1.6	3.4	3.8	3.8	3.6	4.7	4.5	5.6	5.3	Montreal*
North Bay	***	***	.6	.3	.6	.4	.4	.2	.3	.1	.2	.5	.8	.3	.3	1.0	1.1	.4	1.2	.1	.6	North Bay
Oshawa*	1.0	.0	.2	.4	1.1	1.3	1.3	.3	.1	.1	.2	.2	.1	.3	.2	.3	.2	.6	1.2	1.3	3.1	Oshawa*
Ottawa-Hull*	2.4	1.1	.7	.3	.3	.3	.3	.3	1.0	1.2	2.0	2.6	2.6	2.7	2.7	1.9	2.0	1.6	2.0	1.1	1.7	Ottawa-Hull*
Ottawa*	2.0	.6	.4	.2	.2	.2	.2	.3	.8	.7	1.3	1.7	1.8	1.4	1.7	1.5	1.8	1.3	1.8	.4	.9	Ottawa*
Hull*	4.5	3.8	2.0	.6	.6	.5	.6	.7	2.1	3.5	4.8	6.4	6.2	8.6	6.1	3.9	3.0	2.7	3.2	3.8	4.8	Hull*
Peterborough	***	***	.4	.5	1.5	.7	.3	.3	.4	.3	1.2	.9	.9	.4	2.5	1.7	1.7	.9	1.3	1.8	2.0	Peterborough
Quebec City*	1.8	1.6	1.5	4.2	3.3	4.6	2.8	1.6	1.1	1.4	1.3	2.7	2.6	4.8	4.5	4.5	3.7	3.9	3.7	5.3	4.1	Quebec City*
Regina*	1.8	.5	.9	.2	2.5	1.9	2.8	1.6	3.5	2.7	4.6	2.9	3.5	2.2	4.2	4.7	7.1	5.5	6.5	4.4	4.8	Regina*
St. Catharines-Niagara*	1.7	.7	1.1	1.4	2.6	.9	.9	.8	.6	.3	.6	.7	.9	.5	1.0	.8	1.0	.7	1.4	1.7	2.2	St. Catharines-Niagara*
St. John*	3.8	3.0	4.3	1.9	3.3	3.2	3.8	3.8	3.8	2.5	4.6	4.4	5.0	4.3	3.7	3.4	3.7	2.4	2.1	2.9	3.8	St. John*
St. John's*	.7	1.2	6.1	.9	4.0	3.5	3.8	1.5	2.9	1.6	5.8	3.9	7.2	7.8	8.5	7.0	6.0	4.0	4.0	1.3	4.0	St. John's*
Sarnia	***	***	.4	1.3	1.8	2.6	3.1	2.6	2.6	2.2	4.1	5.7	5.6	5.8	4.3	2.6	2.3	2.3	2.5	2.2	2.3	Sarnia
Saskatoon*	1.6	.8	2.0	1.0	3.1	2.1	4.3	1.2	3.2	2.3	5.0	2.6	4.1	4.0	7.6	7.8	9.1	7.9	9.1	6.9	7.3	Saskatoon*
Sault Ste. Marie	***	***	2.2	3.9	6.2	5.1	2.1	1.3	1.4	.8	1.7	3.8	3.7	2.3	.5	.3	.3	.2	.6	.7	1.3	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	***	***	***	***	***	***	4.4	6.1	6.0	7.9	7.1	8.9	7.3	9.9	9.1	Sherbrooke*
Sudbury*	1.6	.5	.6	1.3	1.5	.4	.7	.6	.8	.5	.9	.7	.8	.8	.9	.4	.6	.2	.4	.5	.8	Sudbury*
Thunder Bay*	1.3	.8	1.1	.4	1.0	.3	1.0	.3	.3	.4	.7	1.6	2.2	1.6	1.5	.9	1.2	.4	.9	.6	.8	Thunder Bay*
Toronto*	.5	.3	.4	.6	1.1	.8	.8	.6	.6	.4	.4	.1	.2	.1	.2	.1	.2	.3	.6	.7	1.3	Toronto*
Trois Rivieres*	***	***	1.5	4.2	4.0	3.8	2.3	1.9	2.0	1.8	2.3	5.8	5.5	8.0	6.2	5.6	5.2	5.0	5.4	7.2	7.1	Trois Rivieres*
Vancouver*	.1	.1	.5	1.7	2.4	1.2	2.1	2.1	2.6	2.1	.8	.9	2.1	1.0	.9	.4	.4	.4	.8	.8	2.0	Vancouver*
Victoria*	.1	.1	.6	1.4	2.6	1.1	3.5	2.1	3.0	1.8	2.3	.6	1.0	.3	1.0	.3	.6	.2	.7	.3	1.3	Victoria*
Windsor*	8.2	6.9	6.4	3.1	2.5	1.7	1.1	.9	.7	.7	.5	.8	1.0	.5	.9	.6	.9	.9	1.8	1.8	3.0	Windsor*
Winnipeg*	4.1	3.1	1.9	1.2	1.3	.9	1.0	.8	.8	.9	1.1	1.5	1.8	2.5	2.7	3.9	4.2	6.0	5.3	5.9	3.5	Winnipeg*
TOTAL (CMA's only)	1.6	1.2	1.3	1.9	2.5	2.5	2.5	2.1	1.9	1.4	1.4	1.6	1.8	2.2	2.5	2.3	2.3	2.5	2.7	3.0	3.4	TOTAL (CMA's only)

*Census Metropolitan Areas (CMA's)
*** Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1981 APR	OCT	1982 APR	OCT	1983 APR	OCT	1984 APR	OCT	1985 APR	OCT	1986 APR	OCT	1987 APR	OCT	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	
Barrie	***	***	***	***	***	***	***	***	***	***	***	***	.0	.0	.0	.0	.0	.4	1.9	3.8	8.9	Barrie
Belleville	***	***	***	***	***	***	***	***	***	***	***	***	.0	.0	.0	.0	.0	.0	.0	.0	.0	Belleville
Brantford	***	***	***	***	***	***	.1	.9	.6	1.2	.0	.0	.0	.0	.1	.0	.1	.4	1.1	.8	.5	Brantford
Calgary*	1.2	.6	1.9	2.2	6.0	7.3	9.7	13.4	13.1	10.2	9.3	8.1	5.0	4.6	4.3	2.9	3.7	2.5	1.2	1.7	1.1	Calgary*
Chicoutimi-Jonquiere*	.4	.0	.2	.6	.0	1.9	.8	.4	.4	1.0	.6	1.6	1.1	1.7	.9	.5	.3	1.1	.4	1.4	.6	Chicoutimi-Jonquiere*
Cornwall	***	***	***	***	***	***	.0	.3	.4	.0	.4	.2	.0	1.5	.0	1.6	1.2	.9	.6	.9	1.0	Cornwall
Edmonton*	.8	.7	1.0	1.4	4.9	4.8	8.8	11.9	13.2	10.5	11.1	9.5	8.2	7.5	6.7	5.5	5.7	4.9	4.4	3.7	3.9	Edmonton*
Guelph	***	***	***	***	***	***	.5	.2	3.2	1.2	1.3	1.0	.0	.1	.0	.0	.0	.0	.0	.0	.0	Guelph
Halifax*	1.3	.4	1.2	.2	.9	.2	.4	.7	.6	.4	1.6	2.4	2.8	3.1	1.8	3.3	4.2	4.4	6.1	5.6	5.2	Halifax*
Hamilton*	2.5	3.4	1.3	1.0	1.5	1.9	.7	1.4	1.2	1.0	2.0	2.2	.1	1.4	1.0	.8	.4	.1	.6	.7	1.1	Hamilton*
Kingston	***	***	***	***	***	***	.4	.0	.1	.2	.0	.6	.4	.5	.6	.3	.5	.1	.1	.7	1.3	Kingston
Kitchener*	1.2	1.0	.2	.1	.3	.6	.2	.1	.1	.2	.0	.1	.0	.0	.1	.0	.1	.0	.1	1.1	.9	Kitchener*
London*	.6	.1	.9	.2	1.2	.1	.3	.7	1.2	.7	.9	.1	.2	.1	.1	.0	.0	.2	.4	.1	.3	London*
Montreal*	1.5	1.5	1.2	1.7	2.1	2.3	2.0	1.8	1.4	1.3	1.4	1.8	.6	1.2	2.4	1.9	1.6	2.0	3.9	2.5	2.7	Montreal*
North Bay	***	***	***	***	***	***	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0	.0	.3	.0	.3	.2	North Bay
Oshawa*	.0	.0	.2	.1	.1	.1	.0	.0	.1	.0	.0	.1	.0	.0	.1	.0	.0	.1	.1	.2	.6	Oshawa*
Ottawa-Hull*	2.6	2.5	.6	.3	.1	.1	.1	.1	.5	.5	.5	.3	.4	.5	.5	.9	.9	1.3	.9	.7	.7	Ottawa-Hull*
Ottawa*	.6	.3	.1	.1	.0	.1	.0	.0	.3	.3	.4	.1	.2	.1	.4	.7	.8	1.4	1.0	.3	.3	Ottawa*
Hull*	7.4	7.6	2.2	.9	.2	.0	.2	.3	1.0	.9	1.0	.8	.9	1.6	1.2	1.3	1.2	.9	.5	2.1	2.2	Hull*
Peterborough	***	***	***	***	***	***	.0	.0	.0	.0	.2	.3	1.0	.0	.7	.3	.9	.4	.4	.3	.2	Peterborough
Quebec City*	.3	.1	.0	.1	.3	.1	.3	.1	.1	.3	.3	.3	.4	.5	.9	1.2	2.1	.9	1.2	1.7	1.5	Quebec City*
Regina*	.1	.0	.0	.0	1.6	.0	1.5	.3	1.5	.8	.7	.5	.4	.3	1.0	1.3	2.3	1.0	1.2	1.1	1.0	Regina*
St. Catharines-Niagara*	.3	.1	.1	.3	.6	.3	.4	.5	.2	.1	.1	.2	.0	.3	.2	.2	.6	.3	.6	.7	.6	St. Catharines-Niagara*
St. John*	4.6	2.7	2.8	1.4	1.2	1.0	1.6	1.5	2.4	1.1	3.3	3.4	3.9	4.6	3.4	3.2	2.2	.5	1.5	1.9	2.5	St. John*
St. John's*	.1	.2	.0	.0	.0	.9	.1	.3	.2	.4	.1	.2	.7	.2	1.1	1.7	1.3	1.4	1.6	.5	1.2	St. John's*
Sarnia	***	***	***	***	***	***	.0	.0	.0	.5	.3	.0	.4	1.2	.7	.0	.0	.0	.6	.0	.0	Sarnia
Saskatoon*	.2	.2	.7	.2	.6	.1	.2	1.5	.7	.5	.0	.9	.2	2.1	.3	.5	1.4	.9	1.1	2.4	1.3	Saskatoon*
Sault Ste. Marie	***	***	***	***	***	***	1.8	.8	1.0	.1	1.3	2.1	.4	1.4	.5	.2	.7	.2	.4	.1	.5	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	***	***	***	.0	.1	.1	.1	1.5	.2	2.2	2.7	5.0	3.3	4.7	3.2	Sherbrooke*
Sudbury*	.0	.1	.0	.5	.5	.0	.1	.3	.3	.0	.7	.2	.2	.3	.1	.4	.0	.0	.0	.1	.2	Sudbury*
Thunder Bay*	.0	.1	.0	.0	.2	.1	.1	.1	.0	.0	.0	.0	.1	.4	.1	.2	.7	.0	.0	.0	.1	Thunder Bay*
Toronto*	1.0	.4	.3	.2	.4	.3	.7	.8	.8	.7	.6	.1	.2	.0	.0	.1	.0	.1	.2	.2	.6	Toronto*
Trois Rivieres*	***	***	.0	.1	.0	.0	.3	.1	.1	.3	.0	.4	1.1	1.1	1.7	2.4	2.0	1.9	.9	2.1	4.4	Trois Rivieres*
Vancouver*	.0	.0	.0	.1	1.4	.5	.5	1.7	.8	1.1	.4	.4	.9	.4	.5	.4	.2	.2	.2	.5	.7	Vancouver*
Victoria*	.0	.0	.1	.0	.7	.8	.4	.3	.2	.7	.9	.7	.6	.1	.9	.3	.2	.1	.0	.3	.4	Victoria*
Windsor*	8.0	6.4	4.6	2.4	1.7	.7	1.3	1.6	.7	.5	.6	.5	.6	.1	.4	.1	.7	.8	.7	.7	1.2	Windsor*
Winnipeg*	3.1	1.3	1.3	.6	.9	1.1	1.0	1.1	.6	.8	.9	1.0	.8	1.2	1.8	2.4	2.5	3.8	3.8	3.7	4.4	Winnipeg*
TOTAL (CMA's only)	1.4	1.0	.7	.6	1.1	1.0	1.3	1.6	1.5	1.3	1.3	1.2	.9	.9	1.1	1.0	1.1	1.1	1.4	1.3	1.5	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)
*** Data not available

TORONTO CMA ZONE BOUNDARIES

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit (West Side)	Bathurst St.	Lake Ontario	City Limit	3-10, 40-58, 93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353, 369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307, 321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310, 317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515, 540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532

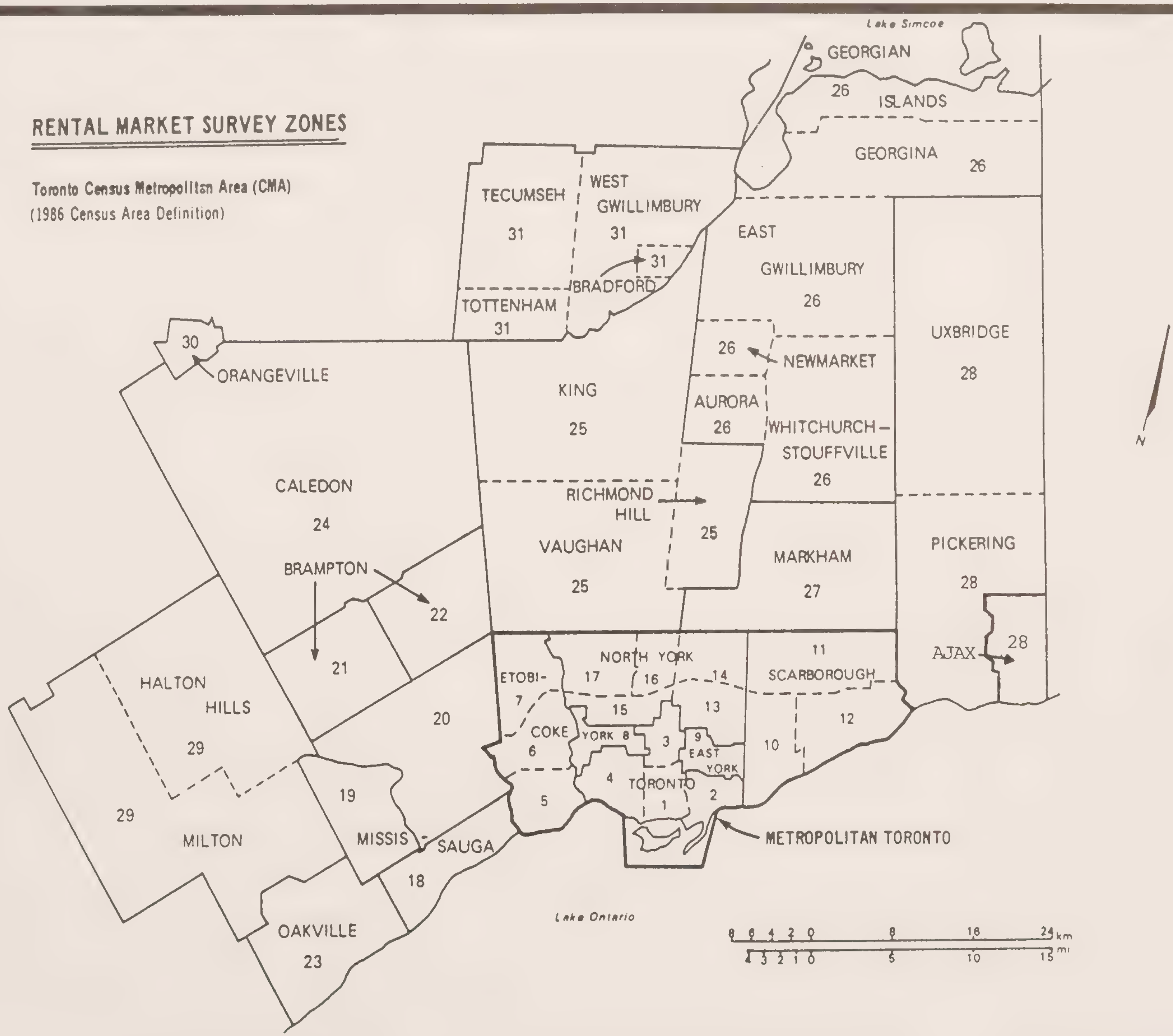
TORONTO CMA ZONE BOUNDARIES (continued)

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
21	Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill					420-424
	Vaughan					410-413
	King					460-461
26	Aurora					440-442
	Newmarket					450-452
	Whitchurch-Stouffville					430-431
	East Gwillimbury					455-456
	Georgina Township					470-475
	Georgina Island					476
27	Markham Town					400-403
28	Pickering*					800-801, 803-804 807, 805, 806*, 820*
	Ajax*					810-812, 805*, 806*, 820*
	Uxbridge					830-831
29	Milton					620-626
	Halton Hills					630-637
30	Orangeville					590-592
31	Bradford					480-481
	Beeton					484
	West Gwillimbury					482
	Tecumseth					484
	Tottenham					483

* Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary

RENTAL MARKET SURVEY ZONES

Toronto Census Metropolitan Area (CMA)
(1986 Census Area Definition)



Canada

CMHC SCHL
Helping to house Canadians

October 1991

Toronto CMA

RENTAL MARKET REPORT

HIGHLIGHTS OF THE OCTOBER 1991 RENTAL MARKET SURVEY
Toronto CMA

- The vacancy rate in October 1991 was 1.8% for privately initiated rental apartment structures with three or more units in the Toronto CMA.

- The rate is up from the 1.6% recorded in April 1991 and from the 1.0% logged in October 1990.

- The 1.8% rate is the highest in Toronto since October 1975 when the rate was also 1.8%.

- The vacancy rate in the Toronto CMA continues to be one of the lowest in Canada, despite its easing.

- The Toronto CMA has very little ongoing private rental construction, but the assisted rental construction component of the market has increased dramatically.

- Migration out of Toronto, reduced employment, a continuing oversupply of multiple units, and renters turning to homeownership have contributed to the increase in the Toronto CMA vacancy rate.

- Average rents for all occupied units are up approximately 5-6 per cent.

- Indicative of the greater availability of rental housing, average rents for vacant units for 2-bedroom and 3-bedroom units actually declined, while they rose for bachelor and 1-bedroom units by only 1 per cent.

- The turnover rate in the Toronto CMA was 1.8%, up from 1.4% in October 1990.

- Medium cost apartment units often change occupancy without ever satisfying the vacant unit definition.

PLEASE NOTE: Starting with the April 1990 Survey, CMHC has included all information for apartment structures of 3 units or more instead of 6 units or more to reflect a broader scope of the rental stock. Historical data is only available back to April 1987 when CMHC began surveying these smaller structures. Tables in this report which show a ten-year historical record refer to apartments of six units or more for consistency of the data presented.

CMHC SCHL

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January 1992

CMHC RENTAL MARKET SURVEY — Toronto CMA

October 1991

We are pleased to provide you with the results of our semi-annual Rental Market Survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing three or more self-contained units and row structures. Only privately initiated structures were surveyed in the October 1991 survey.

Vacancy rates and average rents for occupied and vacant units are recorded in the October 1991 survey. In addition, turnover rates have been monitored for the Toronto CMA.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 255.

J. A. Jarvis
Manager
Toronto Branch

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VACANCY RESULTS

The vacancy rate in the Toronto Census Metropolitan Area (CMA) was 1.8% in October 1991, up marginally from the 1.6% recorded in April 1991 and from the 1.0% rate logged a year ago. This is the highest vacancy rate recorded in the Toronto CMA since October 1975 when the vacancy rate was also 1.8%. The 1.8% rate means that 18 out of every 1000 units in privately initiated structures of three or more units were vacant and available for rent during the survey period of October 1 to October 11, 1991.

In the past three years, the number of vacancies has multiplied nine times. In October 1988, there were 636 vacancies recorded in privately initiated apartments structures of three or more units. In comparison, 5474 units were vacant in October 1991.

Rental demand has eased in the past year as the economy has weakened and unemployment has increased. Net interprovincial migration has been negative which has freed up both ownership and rental housing available in the Toronto area. In addition, competition from an oversupply of condominiums and from renters moving to homeownership have also contributed to the higher rate.

But while these factors have allowed the vacancy rate to ease, some factors have kept the market fairly tight. Movement from homeownership to rental occupancy has had some people selling their homes. Some buildings in our Rental Market Survey have shown dramatic declines in the vacancy rate due to intensive marketing coupled with movement of owners to rental occupancy until their personal situation improves. Doubling up of renters, while freeing up more bachelor units, has caused only a marginal increase in the number of two-bedroom units available to renters.

The oversupply of condominiums and the competition that they have demonstrated has been significant in 1990 and 1991, but not as dramatic as what was previously expected. Builder inventories of condominiums which are not sold or rented have been increasing but not at a rapid pace. The current number of completed and unabsorbed condominium apartment units is around 1,600 units in the Toronto CMA, still lower than the level recorded during the 1988 boom. With only 4,300 condominium apartments yet to be completed as of October 1991, condominium completions in the next year will not be providing as much competition as they did a year ago when 11,800 condominium apartments had yet to be completed. Thus, while the total demand for rental units has been weak, condominiums should not be providing as much competition for rental units in the next year.

Even though vacancy rates have eased overall in the Toronto market, some submarkets continue to experience low vacancy rates while others have tightened from previously higher rates. Toronto submarkets with continuing low rates include Markham (0.1%), Richmond Hill (0.4%), East York (0.5%), and North York (0.9%). Some submarkets that have tightened include Mississauga (from 3.8% in April 1991 to 2.8% in October 1991), Oakville (1.2% to 1.0%), and Ajax/Pickering (12.7% to 9.2%). The decline in these submarkets has been due to a faster absorption of condominium units than expected and rent declines at the higher end which have caused the private rental environment to react and become more competitive.

Within the Toronto CMA, vacancy rates for privately initiated rental apartment structures with 3 or more units were as follows:

Area/Municipality	April 1991	October 1991
Toronto City	2.0%	2.0%
Etobicoke	1.0%	2.0%
York City	1.0%	1.8%
East York	0.4%	0.5%
Scarborough	1.1%	1.8%
North York	0.7%	0.9%
Metro Toronto	1.3%	1.6%
Mississauga	3.8%	2.8%
Brampton	2.5%	4.2%
Oakville	1.2%	1.0%
Caledon	0.0%	1.6%
York Region	1.3%	1.5%
Ajax/Pickering	12.7%	9.2%
Milton/Halton Hills	0.9%	1.3%
Orangeville	2.8%	2.3%
Toronto CMA	1.6%	1.8%

Most areas within the Toronto CMA registered slight increases in their vacancy rate in October 1991 compared to April 1991. Some notable exceptions include Mississauga, Ajax/Pickering, Orangeville and Oakville. The latter two showed only a small decline and are fairly small markets. However, Mississauga and Ajax/Pickering showed significant declines despite stiff competition from condominiums and movement to homeownership through intensive market-

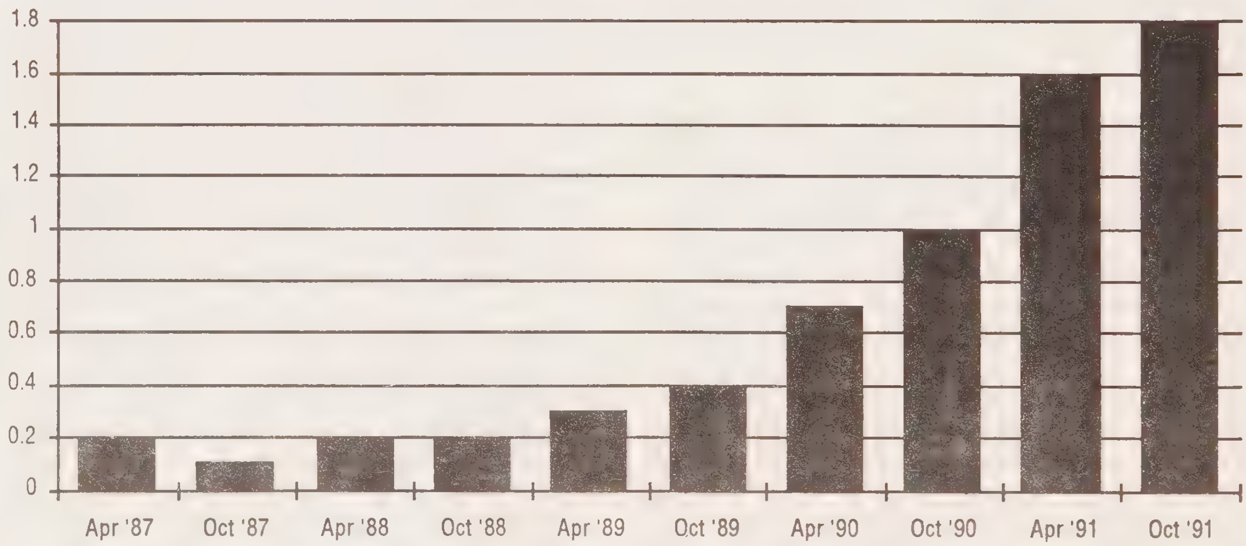
ing initiatives and competitive pricing.

Vacancies are highest in bachelor units. Now that rates are higher, the availability and choice of units is more widespread. Consequently, tenants who may have previously rented a bachelor unit more out of necessity than choice now have more opportunities to rent larger bedroom apartments. Rates are lowest in 1-bedroom and 2-bedroom units even though they make up over 80 per cent of the private rental stock.

VACANCY RATES BY BEDROOM TYPE — HISTORICAL COMPARISON
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1991

SURVEY DATE		BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
1987 —	APRIL	.5	.1	.2	.1	.2
	OCTOBER	.2	.1	.1	.1	.1
1988 —	APRIL	.3	.2	.2	.2	.2
	OCTOBER	.3	.2	.2	.4	.2
1989 —	APRIL	.3	.2	.2	.3	.3
	OCTOBER	.6	.4	.4	.5	.4
1990 —	APRIL	.7	.6	.7	.8	.7
	OCTOBER	1.4	.8	.9	1.4	1.0
1991 —	APRIL	2.4	1.4	1.6	2.3	1.6
	OCTOBER	2.7	1.5	1.9	2.1	1.8

TORONTO CMA VACANCY RATES, 1987-1991
Private Apartments – Three Units And Over



VACANCY RATES ACROSS CANADA

The vacancy rates of all CMAs in Canada in October 1991, ranked from the lowest to highest, are listed below:

Vacancy Rates For Privately Initiated Structures, Three Units And Over

CMA	April 1991	October 1991
Sudbury	1.1%	0.7%
Ottawa	1.1%	0.8%
Victoria	1.3%	0.8%
Thunder Bay	1.4%	1.0%
Hamilton	1.5%	1.6%
Toronto	1.6%	1.8%
Vancouver	2.3%	2.2%
Edmonton	3.5%	2.3%
St. Catharines-Niagara	2.9%	2.9%
Windsor	3.9%	3.3%
Oshawa	3.7%	3.4%
Calgary	4.1%	3.7%
London	4.1%	3.9%
Kitchener	4.7%	4.3%
Halifax	4.1%	4.8%
Saint John	4.0%	4.9%
Hull	5.1%	4.9%
Québec	4.3%	5.6%
Regina	5.5%	5.6%
Chicoutimi-Jonquiere	4.8%	5.7%
Saskatoon	8.0%	6.1%
Winnipeg	5.9%	6.6%
St. John's	4.8%	6.9%
Montréal	5.3%	7.2%
Trois Rivieres	7.4%	8.3%
Sherbrooke	9.2%	9.7%
All CMAs in Canada	3.8%	4.4%

** Please note that these figures are slightlydifferent than those in the appendix of thisreport. The figures in the appendix refer to a 10-year historical period of privately initiated apartments of six units and over.

The average vacancy rate in Canadian CMAs increased from 3.8% in April 1991 to 4.4% in October 1991. The rate a year ago was 3.6%. Vacancy rates were highest in Québec as well as in St. John's Newfoundland. The St. John's rate rose from 4.8% to 6.9% in only six months. In Ontario and British Columbia, vacancy rates tend to be the lowest in the country. However, some places such as London, Kitchener, and Windsor registered vacancy rates of over 3.0% due to weak demand and a recent over-supply of housing units.

The vacancy rate for CMAs in Ontario was 2.2%, unchanged from April 1991. Rate changes were less dramatic in Ontario than in other areas in the country, fluctuating by 0.4% or less for all CMAs. Of the metropolitan areas in Ontario, Sudbury had the lowest vacancy rate at 0.7%. This was also the lowest in the country followed closely by Victoria (0.8%) and Ottawa (0.8%). Thunder Bay (1.0%), Hamilton (1.6%) and Toronto (1.8%). Vancouver (2.2%) and Edmonton (2.3%) were moderately tight. Of the smaller Census Agglomerations (CAs) in the country, the lowest rates were in Kelowna (0.4%), Kamloops (0.7%), Nanaimo (1.0%), and North Bay (1.0%).

RENTS

Average rents in the Toronto CMA rose by approximately 5-6% over the past 12 months depending on bedroom type. These increases are in line with the Province of Ontario's statutory rent review guideline of 5.4% and may vary slightly due to averaging of rents for some units. Since November 1990, the Ontario Ministry of Housing has passed temporary legislation that limits rent increases to the guideline and does not allow for any cost pass-throughs until permanent rent control legislation is developed. As of January 1992, the new legislation has not been announced. However, in August 1991, the 1992 statutory rent review guideline was set at 6.0%.

The average rent table for the Toronto CMA shows that the rents are highest within the City of Toronto, followed by Mississauga, and Brampton. Suburban locations have higher rents because of newer stock with more amenities. In comparison, downtown Toronto has higher rents because of higher land costs, location, and more renovated buildings. In the Toronto CMA, the average rents in privately initiated apartments of three or more units was $482 for a bachelor unit, $592 for a 1-bedroom, $730 for a 2-bedroom, and $880 for a 3-bedroom unit.

AVERAGE RENTS
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1991

ZONE	LOCATION	OCT 91 BACHELOR	OCT 91 1-BEDROOM	OCT 91 2-BEDROOM	OCT 91 3-BEDROOM
1	Toronto (Central)	$523	$679	$912	$1213
2	Toronto (East)	$450	$555	$684	$818
3	Toronto (North)	$481	$627	$860	$1291
4	Toronto (West)	$462	$579	$756	$911
1-4	**Toronto City**	**$490**	**$627**	**$840**	**$1148**
5	Etobicoke (South)	$399	$479	$566	$820
6	Etobicoke (Central)	$491	$576	$702	$877
7	Etobicoke (North)	$408	$578	$849	$851
5-7	**Etobicoke City**	**$419**	**$529**	**$696**	**$863**
8	York City	$432	$563	$720	$870
9	East York (Borough)	$459	$538	$645	$844
10	Scarborough (Central)	$496	$570	$636	$753
11	Scarborough (North)	$473	$683	$828	$959
12	Scarborough (East)	$617	$615	$740	$829
10-12	**Scarborough City**	**$533**	**$603**	**$720**	**$836**
13	North York (Southeast)	$447	$590	$694	$825
14	North York (Northeast)	$697	$611	$749	$872
15	North York (Southwest)	$429	$527	$642	$845
16	North York (N. Central)	$420	$524	$632	$749
17	North York (Northwest)	$504	$577	$659	$796
13-17	**North York City**	**$499**	**$567**	**$678**	**$817**
1-17	**Metropolitan Toronto**	**$483**	**$589**	**$724**	**$879**
18	Mississauga (South)	$441	$560	$667	$784
19	Mississauga (Northwest)	$558	$718	$841	$884
20	Mississauga (Northeast)	$547	$656	$832	$904
18-20	**Mississauga City**	**$502**	**$618**	**$777**	**$863**
21	Brampton (West)	$424	$603	$720	$912
22	Brampton (East)	$526	$698	$823	$970
21-22	**Brampton City**	**$456**	**$633**	**$764**	**$949**
23	Oakville Town	$464	$592	$714	$872
24	Caledon	*	$534	$580	*
25	R. Hill, Vaughan, King	$479	$546	$635	$821
26	Aurora, Newm., Whit-St.	$381	$560	$654	$765
27	Markham Town	*	$493	$565	$668
25-27	**York Region**	**$443**	**$542**	**$627**	**$777**
28	Pickering, Ajax, Uxbridge	$437	$705	$728	$911
29	Milton, Halton Hills	$381	$511	$637	$852
30	Orangeville	$444	$523	$618	$821
31	Bradford, W. Gwillimbury	$407	$506	$607	$618
18-31	**Remaining Toronto CMA**	**$478**	**$607**	**$748**	**$882**
1-31	Toronto CMA	$482	$592	$730	$880

* Sample too small or not available

Although rents have increased for all units, the average rent for a vacancy apartment unit has declined. Rents at the higher end of the rental spectrum have had greater competition from other forms of housing. This has occurred due to increased availability of all types of housing and better prices, both rents and for owner-occupied housing. This competition has included condominiums being offered for rent and first time home buyer product which is being made more affordable by lower interest rates. Indicative of the greater availability of rental housing, average rents in vacant units for 2-bedroom and 3-bedroom units actually declined from October 1990, while they rose for bachelor and 1-bedroom units by only 1 per cent.

For 2-bedroom units, the majority of vacant units—over 75 per cent—are inthe $800-$1000 range. They are very few vacancies below this range. This threshold suggests that once 2-bedroom units reach this level, their potential to achieve rent up is diminished by other factors such as location, price, quality of accommodation, potential for other living arrangements, and competition from other housing options, including the possibility of homeownership.

AVERAGE RENTS OF ALL UNITS AND VACANT UNITS PRIVATE APARTMENTS — THREE UNITS AND OVER TORONTO CMA, OCTOBER 1990-1991

	ALL UNITS		VACANT UNITS	
UNIT TYPE	OCTOBER 1990	OCTOBER 1991	OCTOBER 1990	OCTOBER 1991
BACHELOR	$455	$482	$472	$487
1-BEDROOM	$559	$592	$693	$705
2-BEDROOM	$689	$730	$1016	$970
3-BEDROOM	$835	$880	$1064	$1058

The age of an apartment structure can be a very descriptive statistic when measuring both rents and vacancy rates. In addition to the pre-1976 and post-1975 rent tables described in the summary tables of this report, the following tables give a breakdown of age categories and corresponding rents and vacancy rates by age of structure.

VACANCY RATES BY AGE OF STRUCTURE

COMPLETION DATE	ALL TYPES	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM
BEFORE 1940	3.4%	4.9%	3.1%	2.9%	2.3%
1940 - 1959	1.1%	1.9%	.9%	1.0%	2.0%
1960 - 1974	.7%	2.1%	.7%	.5%	.8%
1975 - 1984	4.2%	3.4%	4.8%	3.8%	4.5%
AFTER 1984	9.8%	5.5%	6.7%	11.6%	6.6%

AVERAGE RENTS
BY AGE OF STRUCTURE

COMPLETION DATE	ALL TYPES	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM
BEFORE 1940	$647	$453	$603	$794	$1032
1940 - 1959	$568	$442	$523	$633	$980
1960 - 1974	$639	$480	$572	$673	$828
1975 - 1984	$841	$593	$762	$889	$978
AFTER 1984	$1007	$551	$866	$1063	$1083

This above data by age of structure shows that buildings completed after 1984 are the most expensive and have the most vacancies. For all bedroom types, the vacancy rate of a "post-1984" building was 9.8% and the average rent was $1007 in the Toronto CMA. In an increasingly competitive market, new, higher cost units are facing resistance in the market. In almost all cases, with very few exceptions, rents are cheapest in buildings completed between 1940 and 1974. Vacancy rates are also lowest in this category, at only 0.7% in buildings completed between 1960 and 1974. Rents and vacancy rates are higher in buildings completed before 1940 because they tend to be located in the core of the CMA, and because of renovations made to the building.

TURNOVER RATES

It has been noted that CMHC vacancy rate does not fully recognize the complete measure of availability of apartments. Tenants can be vacating at the end of the month, but the apartment will not be vacant, since a new tenant has signed a new lease and occupies the unit as soon as the former tenant leaves.

As a result, in October 1990, CMHC's Toronto Branch initiated the turnover survey. All landlords/property managers sampled in the Toronto CMA were asked if any households moved into the building in September or if any tenants moved "within" the building from one unit to another. Approximately 90 per cent of the respondents agreed to answer this question.

The CMHC Toronto Branch defines the turnover rate as the ratio of the number of units that turnover in the month to the total rental housing stock. In October 1991, the overall turnover rate for the Toronto CMA was 1.8%, up from the 1.4% in October 1990. In total, approximately 5400 units exchanged occupancy over the month of September in the Toronto CMA. If this rate is maintained during the year, approximately 20 per cent of units will turnover during the year.

The turnover rate was highest in the outlying areas of the Toronto CMA, including Peel and York regions, while Ajax-Pickering recorded a low turnover rate despite its high vacancy rate. This accentuates the fact that Ajax-Pickering's vacancies are concentrated in few buildings and that in other buildings, rent up is quite stable in the area.

Within Metropolitan Toronto, turnover rates in September were generally between 1 and 2 per cent, with the exception of the City of York where the rate was 3.5%. Turnover rates in Metro tend to be close to vacancy rates except where there is a large number of newly completed units, as in Etobicoke North. Turnover has increased during the recession as evidenced in the 0.4% rise in the rate over the last year.

TURNOVER RATES
TORONTO CMA, OCTOBER 1991

ZONE	LOCATION	VACANCY RATE	TURNOVER RATE	HOUSEHOLDS WHO MOVED	PRIVATE UNIVERSE
1	Toronto (Central)	2.6	2.0	560	27900
2	Toronto (East)	1.5	2.3	133	5782
3	Toronto (North)	.6	1.1	326	29973
4	Toronto (West)	3.5	1.6	342	20756
1-4	**Toronto City**	**2.0**	**1.6**	**1361**	**84411**
5	Etobicoke (South)	1.9	1.6	173	10577
6	Etobicoke (Central)	.4	1.1	156	14162
7	Etobicoke (North)	6.5	2.2	133	5471
5-7	**Etobicoke City**	**2.0**	**1.5**	**462**	**30210**
8	York City	1.8	3.5	610	17298
9	East York (Borough)	.5	1.2	213	1814
10	Scarborough (Central)	1.3	1.7	234	13822
11	Scarborough (North)	2.4	2.1	148	6748
12	Scarborough (East)	2.1	.5	51	9794
10-12	**Scarborough City**	**1.8**	**1.4**	**433**	**30364**
13	North York (Southeast)	1.2	1.1	190	16990
14	North York (Northeast)	1.0	1.6	202	11659
15	North York (Southwest)	.4	1.2	120	9650
16	North York (N. Central)	.3	.8	98	11865
17	North York (Northwest)	1.5	1.8	247	12907
13-17	**North York City**	**.9**	**1.3**	**857**	**63071**
1-17	**Metropolitan Toronto**	**1.6**	**1.6**	**3936**	**243496**
18	Mississauga (South)	1.3	1.7	204	11603
19	Mississauga (Northwest)	4.7	4.1	191	3875
20	Mississauga (Northeast)	3.5	2.7	431	14572
18-20	**Mississauga City**	**2.8**	**2.6**	**826**	**30050**
21	Brampton (West)	3.7	2.8	170	5382
22	Brampton (East)	4.9	4.5	178	3737
21-22	**Brampton City**	**4.2**	**3.5**	**348**	**9119**
23	Oakville Town	1.0	2.0	97	4367
24	Caledon	1.6	3.7	3	81
25	R. Hill, Vaughan, King	.4	1.6	34	2065
26	Aurora, Newm., Whit-St.	3.6	4.1	75	1558
27	Markham Town	.1	.8	6	783
25-27	**York Region**	**1.5**	**2.5**	**115**	**4406**
28	Pickering, Ajax, Uxbridge	9.2	1.4	38	2548
29	Milton, Halton Hills	1.3	2.6	38	1426
30	Orangeville	2.3	.0	0	796
31	Bradford, W. Gwillimbury	1.1	2.5	12	476
18-31	**Remaining Toronto CMA**	**3.0**	**2.6**	**1477**	**53268**
1-31	**Toronto CMA**	**1.8**	**1.8**	**5413**	**296764**

In addition to turnover rates, the survey compared the distribution of rents that had turned over with both the distribution of vacant units and the distribution of all units. The following table presents the results of this analysis.

	BACHELOR UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3-BEDROOM UNITS		
RENT RANGE	ALL	VACANT	TURNOVER	ALL	VACANT	TURNOVER	ALL	VACANT	TURNOVER	ALL	VACANT	TURNOVER
UNDER $401	21.6%	12.6%	13.5%	3.3%	2.1%	1.0%	0.4%	1.7%	0.6%	0.0%	0.0%	0.0%
$401-500	47.7%	54.9%	38.1%	26.2%	6.2%	12.2%	6.4%	0.5%	3.1%	0.5%	0.0%	0.0%
$501-600	22.1%	22.9%	25.7%	33.5%	20.7%	24.9%	25.4%	1.7%	12.8%	7.2%	0.4%	1.8%
$601-700	5.5%	6.2%	7.0%	19.8%	21.0%	26.2%	24.0%	8.5%	19.1%	17.5%	0.9%	6.3%
$701-800	2.9%	3.3%	2.6%	10.0%	28.7%	17.6%	17.0%	14.6%	17.0%	22.8%	9.8%	12.3%
$801-900	0.1%	0.0%	12.6%	4.6%	13.9%	12.6%	12.7%	21.3%	24.2%	15.6%	9.8%	25.0%
$901-1000	0.0%	0.0%	0.0%	1.8%	5.0%	3.1%	7.5%	13.5%	12.3%	17.6%	41.1%	15.8%
$1001-$1100	0.0%	0.0%	0.2%	4.2%	1.7%	1.5%	2.6%	14.4%	4.3%	7.0%	13.3%	16.5%
$1101-$1200	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	2.4%	6.4%	1.5%	4.1%	8.7%	6.9%
$1201-1300	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	1.5%	5.4%	3.1%	1.4%	3.7%	4.4%
OVER $1300	0.1%	0.0%	0.2%	0.2%	0.6%	0.2%	1.6%	11.8%	1.9%	7.0%	12.4%	11.1%
Average Rent	$482	$487	$505	$592	$705	$647	$730	$970	$753	$880	$1058	$930

Except for bachelor units, turnover tends to be most common in the middle price ranges; turnover is less common in the lowest rent ranges and in higher cost housing. When a tenant leaves medium-priced accommodation, it tends to be filled quickly and is unlikely to satisfy the vacant definition. However, when higher priced housing becomes available, it may not be filled immediately. Thus, higher cost rental housing is more frequently "vacant" rather than in the process of "turnover". While data on vacant units suggests that available supply tends to be relatively expensive, the turnover data indicate that there is a greater range of options available.

STARTS AND COMPLETIONS ACTIVITY

Starts activity from January to October 1991 was up in every regional municipality outside Metropolitan Toronto compared to the same period in 1990:

- down 43% in Metro Toronto;
- up 35% in Peel Region;
- up 1% in Durham Region;
- up 23% in York Region;
- up 46% in Halton Region; and
- down 3% in the Toronto CMA.

Peel and Halton regions were the first to show significant declines in 1990 and are now showing the greatest improvements in 1991. Other regions are slowly following the lead of Peel and Halton. Starts in these two regions tend to be increasing in single family detached housing starts as well as assisted multiple rental starts. The reason for the continuing decline in starts in the Metropolitan Toronto area is the limited capacity for single family detached development and the slowdown in condominium starts.

Assisted rental starts have shown a significant improvement—up over 165 per cent over the same period last year—and are a major component of 1991's residential building activity. In comparison, private rental starts are down almost 90 per cent from the same period in 1990 to only 190 units for the Toronto CMA. Weaker demand, the oversupply the oversupply of investor-owned condominiums being offered for rent, and the influx of assisted projects have contributed to this decline.

On the completions side, private rental projects continue to be only a small component of the new rental stock being built while assisted rental projects make up over 65 per cent of all rental completions. This is quite different from just over 40 per cent recorded in 1984. The Provincial involvement with non-profit groups and co-operatives through the HOMES NOW program have been responsible for most of the assisted rental building activity in the Toronto CMA.

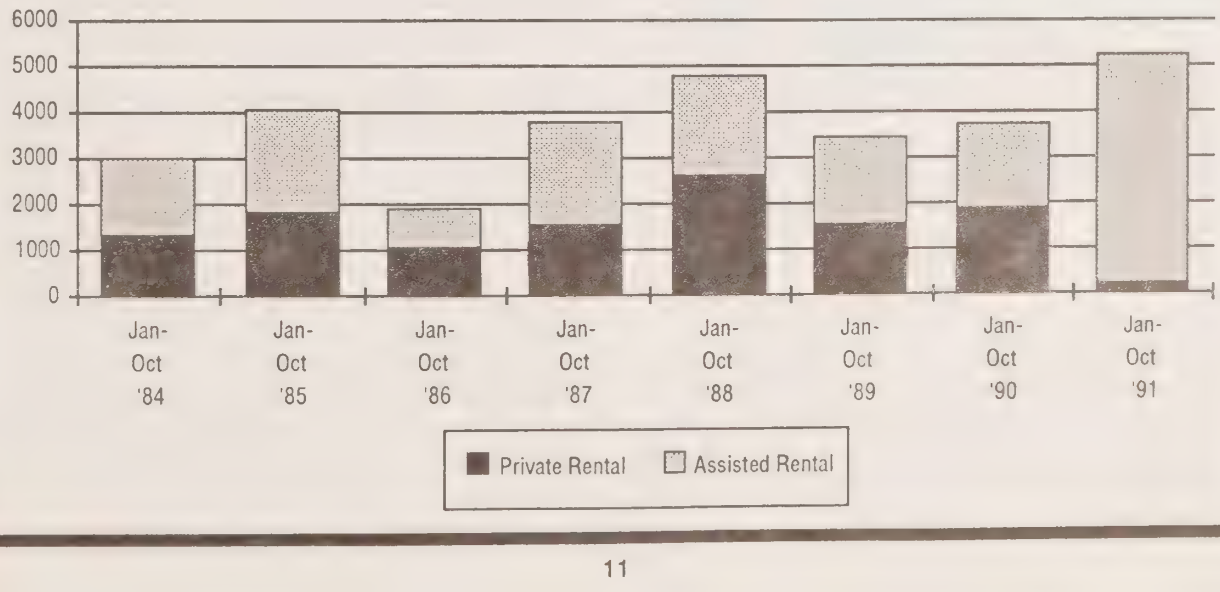
HOUSING COMPLETIONS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, JANUARY-OCTOBER 1984-1991

		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-OCTOBER	1984	11867	725	4615	3202	20409
JANUARY-OCTOBER	1985	12491	655	1688	1368	16202
JANUARY-OCTOBER	1986	16851	2068	1138	1834	21891
JANUARY-OCTOBER	1987	23581	4433	418	1328	29760
JANUARY-OCTOBER	1988	20872	4595	2113	1701	29281
JANUARY-OCTOBER	1989	16427	13347	1906	2470	34150
JANUARY-OCTOBER	1990	10409	10157	2037	1919	24522
JANUARY-OCTOBER	1991	8597	8618	1510	3461	22186

HOUSING STARTS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, JANUARY-OCTOBER 1984-1991

		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-OCTOBER	1984	12271	897	1284	1730	16182
JANUARY-OCTOBER	1985	15913	2452	1792	2271	22428
JANUARY-OCTOBER	1986	21248	4292	983	911	27434
JANUARY-OCTOBER	1987	25644	11692	1499	2318	41153
JANUARY-OCTOBER	1988	17954	10802	2575	2201	33532
JANUARY-OCTOBER	1989	15850	9918	1484	1990	29242
JANUARY-OCTOBER	1990	6958	5792	1846	1886	16482
JANUARY-OCTOBER	1991	9082	1767	190	5068	16107

RENTAL STARTS, TORONTO CMA
January - October 1984 - 1991



HOUSING COMPLETIONS BY TENURE
TORONTO CMA, JANUARY-OCTOBER, 1990-1991

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO	JANUARY-OCTOBER 1990	1498	4879	1514	1114	9005
	JANUARY-OCTOBER 1991	982	5125	739	1605	8451
PEEL REGION	JANUARY-OCTOBER 1990	2618	2929	0	611	6158
	JANUARY-OCTOBER 1991	3248	1359	743	608	5958
DURHAM REGION	JANUARY-OCTOBER 1990	3616	516	485	281	4898
	JANUARY-OCTOBER 1991	2360	569	228	187	3344
YORK REGION	JANUARY-OCTOBER 1990	3660	1568	0	168	5396
	JANUARY-OCTOBER 1991	3017	1387	4	1011	5419
HALTON REGION	JANUARY-OCTOBER 1990	1479	553	212	26	2270
	JANUARY-OCTOBER 1991	498	719	27	50	1294
TORONTO CMA	JANUARY-OCTOBER 1990	10477	10157	2037	1919	24590
	JANUARY-OCTOBER 1991	8597	8618	1510	3461	22186

*Individual municipality figures are available in the Toronto Branch Local Housing Market Report

HOUSING STARTS BY TENURE
TORONTO CMA, JANUARY-OCTOBER, 1990-1991

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO	JANUARY-OCTOBER 1990	1048	3914	1096	758	6816
	JANUARY-OCTOBER 1991	703	1047	50	2096	3896
PEEL REGION	JANUARY-OCTOBER 1990	2072	326	229	925	3552
	JANUARY-OCTOBER 1991	3519	0	4	1267	4790
DURHAM REGION	JANUARY-OCTOBER 1990	2303	341	424	38	3106
	JANUARY-OCTOBER 1991	2076	182	32	859	3149
YORK REGION	JANUARY-OCTOBER 1990	2459	728	274	203	3664
	JANUARY-OCTOBER 1991	3151	256	131	984	4522
HALTON REGION	JANUARY-OCTOBER 1990	550	782	215	0	1547
	JANUARY-OCTOBER 1991	881	997	0	383	2261
TORONTO CMA	JANUARY-OCTOBER 1990	7056	5792	1846	1886	16580
	JANUARY-OCTOBER 1991	9082	1767	190	5068	16107

*Individual municipality figures are available in the Toronto Branch Local Housing Market Report

THE ECONOMY

Employment and migration will continue to be the indicators to watch, as they will affect the supply and demand for both ownership and rental housing in the next year.

The unemployment rate, after peaking at 10.8% in August 1991 is now around 10.0%. This is much higher than the 7.6% recorded in October 1990 and the 4.1% in October 1989. In the last recession, the vacancy rate also went up when unemployment rates were up, albeit on a smaller scale. It is widely expected that employment will recover only gradually during 1992. This should translate into little change in the vacancy rate with little private supply coming on stream.

Consumer confidence continues to be integral in bringing growth and development back to the residential sector. Although interest rates have been at their lowest level in 18 years, and average prices for ownership housing has fallen 20 per cent from the price peak, job security and consumer confidence are the main concerns in the short term economic outlook. Provincial housing programs have injected some life into the residential building sector and this should eventually spin off into increased growth in the economy.

OUTLOOK

Our expectation is that the vacancy rate will begin to stabilize but rise to the 2.0% level in April 1992. This will be the first time the rate has climbed to over 2.0% in the Toronto market since June 1974. The reasons for this rise include:

1. **competition from affordable homeownership opportunities** — lower interest rates and reasonable house prices will continue to attract some renters to the homeownership market, thus, freeing up more rental space.

2. **continuing oversupply of condominiums** — although the oversupply is slowing being absorbed into the housing stock, as of October 1991, about 4,300 condominium units have yet to be completed within the Toronto CMA and a further 1,600 have been completed but are not yet absorbed. In addition, very large numbers of existing condominium units are currently being offered for sale or rent. Some markets, particularly Mississauga and Brampton will pull out of this oversupply situation earlier than other areas. These municipalities do not have any condominium apartments currently under construction.

3. **effects of assisted housing on the rental market** — The supply of rental units under construction has increased dramatically in 1991. Notwithstanding the limited private sector construction, as assisted rental projects approach completion, the "market rent" housing component of these projects will be sufficient to satisfy any rental demand increases in the medium term.

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis; and

- structures with less than three rental units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately interpret the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing three or more units;

- privately initiated rental units in row housing projects; and

- publicly initiated row and apartment projects of three or more units.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

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*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census (1986). Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has be assigned.

In this survey, the 1986 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMAincludes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Beeton, Bradford, Tecumseth, Tottenham, West Gwillimbury, Ajax, Pickering and Orangeville.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1988 survey, 1986 Census boundaries, as defined by Statistics Canada, are used. This reduced the number of centres surveyed in Ontario from 56 to 47 because many centres became part of the redefined CMAs and CAs. Prior to the implementation of the RMSS, only 24 centres were surveyed in Ontario. The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then verified by CMHC's National Office, who weight the data appropriately. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 255.

VACANCY AND RENT SUMMARY TABLES

VACANCY RATES BY ZONE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA, OCTOBER 1991

ZONE	LOCATION	OCTOBER 1989	APRIL 1990	OCTOBER 1990	APRIL 1991	OCTOBER 1991	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.7	1.0	1.8	2.4	2.6	729	27900
2	Toronto (East)	.6	.6	.8	2.5	1.5	86	5782
3	Toronto (North)	.3	.3	.6	.8	.6	169	29973
4	Toronto (West)	.9	1.2	2.0	3.1	3.5	734	20756
1-4	**Toronto City**	**.6**	**.8**	**1.3**	**2.0**	**2.0**	**1718**	**84411**
5	Etobicoke (South)	.5	.7	.8	1.3	1.9	200	10577
6	Etobicoke (Central)	.1	.1	.1	.4	.4	62	14162
7	Etobicoke (North)	.2	1.0	1.4	2.3	6.5	357	5471
5-7	**Etobicoke City**	**.2**	**.4**	**.5**	**1.0**	**2.0**	**619**	**30210**
8	York City	.3	.4	.5	1.0	1.8	310	17298
9	East York (Borough)	.1	.2	.1	.4	.5	83	18143
10	Scarborough (Central)	.2	.2	.3	.5	1.3	173	13822
11	Scarborough (North)	.4	.4	1.0	2.6	2.4	165	6748
12	Scarborough (East)	.3	.1	.9	1.0	2.1	208	9794
10-12	**Scarborough City**	**.3**	**.2**	**.6**	**1.1**	**1.8**	**546**	**30364**
13	North York (Southeast)	.4	.9	.5	1.2	1.2	201	16990
14	North York (Northeast)	.1	.4	.2	.4	1.0	116	11659
15	North York (Southwest)	.1	.3	.4	.5	.4	40	9650
16	North York (N. Central)	.0	.2	.1	.2	.3	33	11865
17	North York (Northwest)	.2	.3	.5	1.2	1.5	199	12907
13-17	**North York City**	**.2**	**.4**	**.4**	**.7**	**.9**	**590**	**63071**
1-17	**Metropolitan Toronto**	**.4**	**.5**	**.8**	**1.3**	**1.6**	**3865**	**243496**
18	Mississauga (South)	.3	.3	.6	.9	1.3	145	11603
19	Mississauga (Northwest)	2.2	2.6	5.6	8.4	4.7	183	3875
20	Mississauga (Northeast)	1.4	3.6	2.6	4.7	3.5	517	14572
18-20	**Mississauga City**	**1.0**	**2.2**	**2.2**	**3.8**	**2.8**	**845**	**30050**
21	Brampton (West)	.4	1.0	1.0	1.9	3.7	197	5382
22	Brampton (East)	.3	.6	1.3	3.5	4.9	183	3737
21-22	**Brampton City**	**.4**	**.8**	**1.1**	**2.5**	**4.2**	**380**	**9119**
23	Oakville Town	.7	.4	.7	1.2	1.0	42	4367
24	Caledon	.0	1.2	.0	.0	1.6	1	81
25	R. Hill, Vaughan, King	.2	.0	.3	.9	.4	7	2065
26	Aurora, Newm., Whit-St.	.6	.3	2.1	2.4	3.6	56	1558
27	Markham Town	.4	.1	.4	.0	.1	1	783
25-27	**York Region**	**.4**	**.1**	**1.0**	**1.3**	**1.5**	**64**	**4406**
28	Pickering, Ajax, Uxbridge	3.3	3.3	7.2	12.7	9.2	235	2548
29	Milton, Halton Hills	.7	.5	.3	.9	1.3	18	1426
30	Orangeville	.0	.0	.4	2.8	2.3	19	796
31	Bradford, W. Gwillimbury	.2	1.3	1.6	2.3	1.1	5	476
18-31	**Remaining Toronto CMA**	**.9**	**1.6**	**1.9**	**3.4**	**3.0**	**1609**	**53268**
1-31	**Toronto CMA**	**.4**	**.7**	**1.0**	**1.6**	**1.8**	**5474**	**296764**

* Sample too small or not available

SUMMARY RESULTS, BACHELOR UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

		PREVIOUS VACANCY RATES			OCTOBER 1991 SUMMARY			
ZONE	LOCATION	APRIL 1990	OCTOBER 1990	APRIL 1991	OCTOBER 1991	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	.5	2.0	3.3	3.1	198	6433	$523
2	Toronto (East)	1.0	1.3	2.2	2.3	27	1185	$450
3	Toronto (North)	.4	.8	.7	.8	39	4980	$481
4	Toronto (West)	1.8	1.9	4.1	6.3	256	4051	$462
1-4	**Toronto City**	**.9**	**1.6**	**2.7**	**3.1**	**520**	**16649**	**$490**
5	Etobicoke (South)	.0	1.9	2.3	1.4	11	774	$399
6	Etobicoke (Central)	.0	2.4	.8	.5	1	189	$491
7	Etobicoke (North)	.0	.0	.0	.0	0	29	$408
5-7	**Etobicoke City**	**.0**	**2.0**	**1.9**	**1.2**	**12**	**993**	**$419**
8	York City	.3	.9	2.2	3.6	64	1767	$432
9	East York (Borough)	.4	.6	1.3	.8	10	1164	$459
10	Scarborough (Central)	.7	1.8	1.3	.6	2	324	$496
11	Scarborough (North)	.0	.0	.0	1.2	1	85	$473
12	Scarborough (East)	.0	.0	4.1	1.2	2	181	$617
10-12	**Scarborough City**	**.4**	**1.0**	**1.9**	**.9**	**5**	**590**	**$533**
13	North York (Southeast)	.7	.7	.0	.0	0	167	$447
14	North York (Northeast)	.0	.5	.5	.5	1	203	$697
15	North York (Southwest)	.0	.0	.0	.0	0	316	$429
16	North York (N. Central)	.0	.6	2.4	.0	0	164	$420
17	North York (Northwest)	.4	1.1	1.4	1.7	4	242	$504
13-17	**North York City**	**.2**	**.5**	**.8**	**.5**	**5**	**1093**	**$499**
1-17	**Metropolitan Toronto**	**.7**	**1.4**	**2.4**	**2.8**	**616**	**22255**	**$483**
18	Mississauga (South)	.0	.0	1.1	4.2	15	362	$441
19	Mississauga (Northwest)	.0	.0	3.0	3.0	1	33	$558
20	Mississauga (Northeast)	.4	.0	1.3	.8	3	426	$547
18-20	**Mississauga City**	**.2**	**.0**	**1.3**	**2.4**	**20**	**821**	**$502**
21	Brampton (West)	.6	.0	.0	.7	1	143	$424
22	Brampton (East)	.0	.0	4.3	4.3	3	70	$526
21-22	**Brampton City**	**.4**	**.0**	**1.3**	**1.9**	**4**	**213**	**$456**
23	Oakville Town	.0	.8	3.0	.9	1	153	$464
24	Caledon	9.1	.0	.0	.0	0	7	*
25	R. Hill, Vaughan, King	.0	1.0	.0	.0	0	112	$479
26	Aurora, Newm., Whit-St.	.0	2.9	2.2	1.3	1	77	$381
27	Markham Town	.0	.0	.0	.0	0	8	*
25-27	**York Region**	**.0**	**1.8**	**1.0**	**.5**	**1**	**196**	**$443**
28	Pickering, Ajax, Uxbridge	.0	.0	.0	7.1	1	14	$437
29	Milton, Halton Hills	.0	3.0	.0	3.4	1	30	$381
30	Orangeville	.0	.0	12.0	12.2	6	49	$444
31	Bradford, W. Gwillimbury	4.3	8.7	.0	.0	0	20	$407
18-31	**Remaining Toronto CMA**	**.3**	**.6**	**1.8**	**2.3**	**34**	**1503**	**$478**
1-31	**Toronto CMA**	**.7**	**1.4**	**2.4**	**2.7**	**650**	**23759**	**$482**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 1-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

		PREVIOUS VACANCY RATES			OCTOBER 1991 SUMMARY			
ZONE	LOCATION	APRIL 1990	OCTOBER 1990	APRIL 1991	OCTOBER 1991	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	1.1	1.6	1.7	2.4	350	14738	$679
2	Toronto (East)	.8	1.0	2.4	1.3	40	3120	$555
3	Toronto (North)	.2	.2	.4	.3	38	14798	$627
4	Toronto (West)	1.0	2.1	2.7	2.8	309	10930	$579
1-4	**Toronto City**	**.7**	**1.2**	**1.6**	**1.7**	**738**	**43586**	**$627**
5	Etobicoke (South)	1.0	.9	.9	1.8	85	4689	$479
6	Etobicoke (Central)	.0	.0	.2	.8	33	4180	$576
7	Etobicoke (North)	.5	.2	.5	.8	6	809	$578
5-7	**Etobicoke City**	**.5**	**.4**	**.6**	**1.3**	**125**	**9678**	**$529**
8	York City	.5	.4	.7	1.4	119	8510	$563
9	East York (Borough)	.2	.1	.3	.5	47	9759	$538
10	Scarborough (Central)	.2	.2	.6	1.7	108	6231	$570
11	Scarborough (North)	.6	.3	3.4	2.2	45	2079	$683
12	Scarborough (East)	.0	.4	.4	1.5	41	2828	$615
10-12	**Scarborough City**	**.2**	**.3**	**1.1**	**1.7**	**194**	**11137**	**$603**
13	North York (Southeast)	1.5	.8	2.6	2.0	122	5966	$590
14	North York (Northeast)	.2	.1	.1	.8	30	3809	$611
15	North York (Southwest)	.0	.3	.5	.5	18	3866	$527
16	North York (N. Central)	.1	.1	.2	.1	5	4346	$524
17	North York (Northwest)	.3	.5	1.1	2.0	97	4779	$577
13-17	**North York City**	**.5**	**.4**	**1.1**	**1.2**	**272**	**22767**	**$567**
1-17	**Metropolitan Toronto**	**.5**	**.7**	**1.1**	**1.4**	**1495**	**105438**	**$589**
18	Mississauga (South)	.2	.3	.8	1.0	50	4875	$560
19	Mississauga (Northwest)	3.3	5.6	7.1	4.1	54	1328	$718
20	Mississauga (Northeast)	3.3	3.1	5.0	1.3	52	3962	$656
18-20	**Mississauga City**	**1.9**	**2.1**	**3.4**	**1.5**	**156**	**10165**	**$618**
21	Brampton (West)	.5	1.3	2.8	6.0	133	2198	$603
22	Brampton (East)	.2	.5	1.2	3.6	34	956	$698
21-22	**Brampton City**	**.4**	**1.1**	**2.3**	**5.3**	**167**	**3154**	**$633**
23	Oakville Town	.4	.2	.7	1.0	13	1334	$592
24	Caledon	.0	.0	.0	.0	0	22	*
25	R. Hill, Vaughan, King	.0	.4	.6	.2	1	747	$546
26	Aurora, Newm., Whit-St.	.2	1.6	2.6	3.8	26	670	$560
27	Markham Town	.3	.7	.0	.0	0	306	$493
25-27	**York Region**	**.1**	**1.0**	**1.3**	**1.6**	**27**	**1723**	**$542**
28	Pickering, Ajax, Uxbridge	.5	3.1	5.1	6.6	22	334	$705
29	Milton, Halton Hills	.5	.0	1.3	1.5	8	543	$511
30	Orangeville	.0	.4	3.3	1.7	6	332	$523
31	Bradford, W. Gwillimbury	2.1	2.5	3.3	1.9	3	155	$506
18-31	**Remaining Toronto CMA**	**1.2**	**1.6**	**2.8**	**2.3**	**401**	**17763**	**$607**
1-31	**Toronto CMA**	**.6**	**.8**	**1.4**	**1.5**	**1896**	**123201**	**$592**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 2-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

		PREVIOUS VACANCY RATES			OCTOBER 1991 SUMMARY			
ZONE	LOCATION	APRIL 1990	OCTOBER 1990	APRIL 1991	OCTOBER 1991	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	1.2	2.0	3.3	2.7	168	6125	$912
2	Toronto (East)	.1	.1	3.2	1.4	19	1355	$684
3	Toronto (North)	.4	.9	1.5	.8	71	8868	$860
4	Toronto (West)	1.2	1.8	2.8	2.5	123	4977	$756
1-4	**Toronto City**	**.8**	**1.4**	**2.4**	**1.8**	**380**	**21362**	**$840**
5	Etobicoke (South)	.4	.6	1.5	1.5	70	4678	$566
6	Etobicoke (Central)	.1	.1	.4	.3	21	7576	$702
7	Etobicoke (North)	1.3	1.6	2.6	9.1	337	3720	$849
5-7	**Etobicoke City**	**.5**	**.5**	**1.2**	**2.7**	**428**	**15974**	**$696**
8	York City	.2	.6	.4	2.0	124	6194	$720
9	East York (Borough)	.1	.2	.3	.3	17	6230	$645
10	Scarborough (Central)	.2	.3	.3	.9	59	6346	$636
11	Scarborough (North)	.3	1.5	2.5	2.9	111	3885	$828
12	Scarborough (East)	.1	1.2	1.1	2.6	142	5486	$740
10-12	**Scarborough City**	**.2**	**.9**	**1.1**	**2.0**	**312**	**15716**	**$720**
13	North York (Southeast)	.6	.3	.3	.8	74	8809	$694
14	North York (Northeast)	.5	.3	.5	1.2	66	5682	$749
15	North York (Southwest)	.4	.0	.6	.3	16	4630	$642
16	North York (N. Central)	.2	.1	.2	.4	22	5649	$632
17	North York (Northwest)	.2	.4	1.2	1.0	62	6386	$659
13-17	**North York City**	**.4**	**.3**	**.5**	**.8**	**240**	**31156**	**$678**
1-17	**Metropolitan Toronto**	**.4**	**.7**	**1.1**	**1.6**	**1501**	**96596**	**$724**
18	Mississauga (South)	.3	.7	.8	1.0	56	5569	$667
19	Mississauga (Northwest)	2.3	6.2	10.5	5.6	116	2061	$841
20	Mississauga (Northeast)	4.2	2.4	5.1	5.0	445	8895	$832
18-20	**Mississauga City**	**2.6**	**2.3**	**4.3**	**3.7**	**617**	**16525**	**$777**
21	Brampton (West)	1.4	.9	1.2	2.1	56	2696	$720
22	Brampton (East)	.3	1.5	4.4	5.3	109	2051	$823
21-22	**Brampton City**	**.9**	**1.1**	**2.6**	**3.5**	**165**	**4747**	**$764**
23	Oakville Town	.3	.7	1.3	1.1	27	2441	$714
24	Caledon	.0	.0	.0	3.1	1	42	$580
25	R. Hill, Vaughan, King	.1	.2	.9	.4	5	1088	$635
26	Aurora, Newm., Whit-St.	.4	2.3	2.4	3.3	24	741	$654
27	Markham Town	.0	.2	.0	.2	1	429	$565
25-27	**York Region**	**.2**	**.9**	**1.3**	**1.3**	**30**	**2258**	**$627**
28	Pickering, Ajax, Uxbridge	1.2	3.2	4.5	3.1	39	1269	$728
29	Milton, Halton Hills	.3	.4	.7	1.2	9	782	$637
30	Orangeville	.0	.4	1.4	1.4	5	364	$618
31	Bradford, W. Gwillimbury	.4	.8	2.0	.8	2	257	$607
18-31	Remaining Toronto CMA	1.7	1.8	3.4	3.1	895	28686	$748
1-31	Toronto CMA	.7	.9	1.6	1.9	2396	125282	$730

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 3-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

		PREVIOUS VACANCY RATES			OCTOBER 1991 SUMMARY			
ZONE	LOCATION	APRIL 1990	OCTOBER 1990	APRIL 1991	OCTOBER 1991	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	1.6	1.0	1.7	2.2	12	562	$1213
2	Toronto (East)	.0	.0	.0	.0	0	122	$818
3	Toronto (North)	.8	2.3	1.9	1.7	21	1228	$1291
4	Toronto (West)	1.1	2.7	4.3	5.8	46	794	$911
1-4	**Toronto City**	**1.0**	**2.0**	**2.5**	**3.0**	**80**	**2706**	**$1148**
5	Etobicoke (South)	.0	.0	.0	7.9	34	425	$820
6	Etobicoke (Central)	.1	.0	.3	.3	6	2208	$877
7	Etobicoke (North)	.8	1.5	2.7	1.5	14	912	$851
5-7	**Etobicoke City**	**.3**	**.4**	**.9**	**1.5**	**54**	**3545**	**$863**
8	York City	1.1	.7	4.5	.4	3	826	$870
9	East York (Borough)	.2	.0	.8	.7	7	950	$844
10	Scarborough (Central)	.1	.4	.5	.4	4	922	$753
11	Scarborough (North)	.1	.0	1.6	1.1	8	699	$959
12	Scarborough (East)	.2	.9	1.6	1.8	23	1295	$829
10-12	**Scarborough City**	**.2**	**.5**	**1.3**	**1.2**	**35**	**2916**	**$836**
13	North York (Southeast)	.1	.1	.5	.2	5	2042	$825
14	North York (Northeast)	.4	.2	.4	1.0	19	1958	$872
15	North York (Southwest)	1.1	2.5	.1	.7	6	836	$845
16	North York (N. Central)	.2	.2	.2	.4	6	1684	$749
17	North York (Northwest)	.1	1.0	1.8	2.2	31	1421	$796
13-17	**North York City**	**.3**	**.6**	**.6**	**.8**	**67**	**7941**	**$817**
1-17	**Metropolitan Toronto**	**.4**	**.7**	**1.2**	**1.3**	**245**	**18883**	**$879**
18	Mississauga (South)	1.0	1.8	2.3	3.0	24	780	$784
19	Mississauga (Northwest)	1.5	3.2	2.9	2.7	12	448	$884
20	Mississauga (Northeast)	1.6	2.3	2.3	1.3	16	1266	$904
18-20	**Mississauga City**	**1.4**	**2.3**	**2.4**	**2.1**	**52**	**2494**	**$863**
21	Brampton (West)	.0	.6	1.3	2.1	7	326	$912
22	Brampton (East)	2.1	2.2	3.7	4.8	30	629	$970
21-22	**Brampton City**	**1.5**	**1.7**	**2.8**	**3.9**	**37**	**955**	**$949**
23	Oakville Town	1.0	1.5	2.1	.0	0	437	$872
24	Caledon	*	.0	.0	.0	0	9	*
25	R. Hill, Vaughan, King	.0	.0	3.0	1.1	1	118	$821
26	Aurora, Newm., Whit-St.	.0	2.9	1.4	7.1	5	70	$765
27	Markham Town	.0	.0	.0	.0	0	40	$668
25-27	**York Region**	**.0**	**1.0**	**1.9**	**2.7**	**6**	**228**	**$777**
28	Pickering, Ajax, Uxbridge	6.6	13.2	25.4	18.6	173	931	$911
29	Milton, Halton Hills	3.2	.0	.0	.0	0	69	$852
30	Orangeville	.0	.0	.0	4.0	2	50	$821
31	Bradford, W. Gwillimbury	2.1	.0	2.1	.0	0	44	$618
18-31	**Remaining Toronto CMA**	**2.2**	**3.8**	**6.4**	**5.2**	**270**	**5218**	**$882**
1-31	**Toronto CMA**	**.8**	**1.4**	**2.3**	**2.1**	**515**	**24101**	**$880**

* Sample too small or not available
NOTE:Totals and subtotals may not add up exactly due to rounding

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3+, AND ROW) TORONTO CMA, OCTOBER 1991

ZONE	LOCATION	6+ VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE
1	Toronto (Central)	643	26864	2.4	729	27900	2.6	0	8	.0	729	27908	2.6
2	Toronto (East)	52	4720	1.1	86	5782	1.5	0	14	.0	86	5796	1.5
3	Toronto (North)	144	28251	.5	169	29973	.6	0	77	.0	169	30050	.6
4	Toronto (West)	606	18522	3.3	734	20756	3.5	2	173	1.2	736	20929	3.5
1-4	**Toronto City**	**1446**	**78357**	**1.8**	**1718**	**84411**	**2.0**	**2**	**272**	**.7**	**1720**	**84683**	**2.0**
5	Etobicoke (South)	97	9525	1.0	200	10577	1.9	0	20	.0	200	10597	1.9
6	Etobicoke (Central)	60	14111	.4	62	14162	.4	0	487	.0	62	14649	.4
7	Etobicoke (North)	356	5420	6.6	357	5471	6.5	3	569	.5	360	6040	6.0
5-7	**Etobicoke City**	**513**	**29056**	**1.8**	**619**	**30210**	**2.0**	**3**	**1076**	**.3**	**622**	**31286**	**2.0**
8	York City	214	15803	1.4	310	17298	1.8	0	116	.0	310	17414	1.8
9	East York (Borough)	83	17958	.5	83	18143	.5	0	98	.0	83	18241	.5
10	Scarborough (Central)	156	13628	1.1	173	13822	1.3	0	274	.0	173	14096	1.2
11	Scarborough (North)	165	6748	2.4	165	6748	2.4	2	384	.5	167	7132	2.3
12	Scarborough (East)	200	9733	2.1	208	9794	2.1	13	423	3.0	221	10217	2.2
10-12	**Scarborough City**	**521**	**30109**	**1.7**	**546**	**30364**	**1.8**	**15**	**1081**	**1.3**	**560**	**31445**	**1.8**
13	North York (Southeast)	201	16968	1.2	201	16990	1.2	0	1144	.0	201	18134	1.1
14	North York (Northeast)	115	11632	1.0	116	11659	1.0	2	914	.2	118	12573	.9
15	North York (Southwest)	30	9296	.3	40	9650	.4	0	0	.0	40	9650	.4
16	North York (N. Central)	30	11642	.3	33	11865	.3	0	60	.0	33	11925	.3
17	North York (Northwest)	199	12854	1.5	199	12907	1.5	5	485	1.0	204	13392	1.5
13-17	**North York City**	**575**	**62392**	**.9**	**590**	**63071**	**.9**	**7**	**2603**	**.3**	**597**	**65674**	**.9**
1-17	**Metropolitan Toronto**	**3351**	**233674**	**1.4**	**3865**	**243496**	**1.6**	**27**	**5246**	**.5**	**3892**	**248742**	**1.6**
18	Mississauga (South)	137	11471	1.2	145	11603	1.3	3	240	1.3	148	11843	1.3
19	Mississauga (Northwest)	183	3871	4.7	183	3875	4.7	57	793	7.2	240	4668	5.1
20	Mississauga (Northeast)	517	14572	3.5	517	14572	3.5	4	1281	.3	521	15853	3.3
18-20	**Mississauga City**	**837**	**29914**	**2.8**	**845**	**30050**	**2.8**	**64**	**2314**	**2.8**	**909**	**32363**	**2.8**
21	Brampton (West)	194	5249	3.7	197	5382	3.7	7	588	1.2	204	5970	3.4
22	Brampton (East)	183	3737	4.9	183	3737	4.9	0	202	.0	183	3939	4.6
21-22	**Brampton City**	**377**	**8986**	**4.2**	**380**	**9119**	**4.2**	**7**	**790**	**.9**	**387**	**9909**	**3.9**
23	Oakville Town	41	4305	.9	42	4367	1.0	8	599	1.4	50	4966	1.0
24	Caledon	1	76	1.7	1	81	1.6	0	0	.0	1	81	1.6
25	R. Hill, Vaughan, King	6	2003	.3	7	2065	.4	0	0	.0	7	2065	.4
26	Aurora, Newm., Whit-St.	47	1387	3.4	56	1558	3.6	0	257	.0	56	1815	3.1
27	Markham Town	1	783	.1	1	783	.1	0	0	.0	1	783	.1
25-27	**York Region**	**55**	**4173**	**1.3**	**64**	**4406**	**1.5**	**0**	**257**	**.0**	**64**	**4663**	**1.4**
28	Pickering, Ajax	234	2509	9.3	235	2548	9.2	0	84	.0	235	2632	8.9
29	Milton, Halton Hills	14	1314	1.0	18	1426	1.3	2	33	6.1	20	1459	1.4
30	Orangeville	16	742	2.2	19	796	2.3	0	0	.0	19	796	2.3
31	Bradford, W. Gwillimbury	1	390	.3	5	476	1.1	0	10	.0	5	486	1.0
18-31	**Remaining Toronto CMA**	**1576**	**52408**	**3.0**	**1609**	**53268**	**3.0**	**81**	**4087**	**2.0**	**1690**	**57355**	**2.9**
1-31	Toronto CMA	4928	286082	1.7	5474	296764	1.8	108	9333	1.2	5582	306097	1.8

* Sample size too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

AVERAGE RENTS OF PRE-1976 AND POST-1975 APARTMENT UNITS
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1991

	PRE-1976 STRUCTURES				POST-1975 STRUCTURES				ALL STRUCTURES			
ZONE LOCATION	BACH	1-BED	2-BED	3-BED	BACH	1-BED	2-BED	3-BED	BACH	1-BED	2-BED	3-BED
1 Toronto (Central)	$505	$655	$849	$1200	$613	$830	$1157	$1234	$523	$679	$912	$1213
2 Toronto (East)	$454	$552	$685	$818	$396	$656	$701	*	$450	$555	$684	$818
3 Toronto (North)	$482	$625	$836	$1292	*	$889	$1414	*	$481	$627	$860	$1291
4 Toronto (West)	$435	$559	$701	$852	$552	$732	$1015	$1041	$462	$579	$756	$911
1-4 Toronto City	**$477**	**$613**	**$800**	**$1151**	**$578**	**$789**	**$1145**	**$1136**	**$490**	**$627**	**$840**	**$1148**
5 Etobicoke (South)	$399	$479	$566	$821	*	$528	$583	$787	$399	$479	$566	$820
6 Etobicoke (Central)	$491	$577	$695	$877	*	*	$969	*	$491	$576	$702	$877
7 Etobicoke (North)	$408	$513	$804	$725	*	$792	$911	$908	$408	$578	$849	$851
5-7 Etobicoke City	**$420**	**$524**	**$669**	**$854**	*	**$708**	**$901**	**$907**	**$419**	**$529**	**$696**	**$863**
8 York City	$430	$559	$718	$865	$458	$684	$756	$1027	$432	$563	$720	$870
9 East York (Borough)	$459	$537	$646	$845	*	$801	*	*	$459	$538	$645	$844
10 Scarborough (Central)	$451	$537	$613	$699	$632	$772	$925	$1024	$496	$570	$636	$753
11 Scarborough (North)	$471	$624	$746	$845	*	$791	$938	$1042	$473	$683	$828	$959
12 Scarborough (East)	$527	$593	$683	$781	$693	$758	$962	$1026	$617	$615	$740	$829
10-12 Scarborough City	**$472**	**$565**	**$661**	**$760**	**$668**	**$776**	**$945**	**$1033**	**$533**	**$603**	**$720**	**$836**
13 North York (Southeast)	$447	$564	$683	$811	*	$865	$1010	$1052	$447	$590	$694	$825
14 North York (Northeast)	$660	$573	$689	$830	$751	$958	$1148	$1092	$697	$611	$749	$872
15 North York (Southwest)	$429	$523	$832	$812	*	$657	$805	$947	$429	$527	$642	$845
16 North York (N. Central)	$420	$517	$609	$703	*	$885	$883	$1020	$420	$524	$632	$749
17 North York (Northwest)	$505	$572	$634	$766	*	$707	$835	$944	$504	$577	$659	$796
13-17 North York City	**$478**	**$551**	**$653**	**$784**	**$751**	**$848**	**$950**	**$1016**	**$499**	**$567**	**$678**	**$817**
1-17 Metropolitan Toronto	**$470**	**$574**	**$693**	**$853**	**$583**	**$789**	**$980**	**$1016**	**$483**	**$589**	**$724**	**$879**
18 Mississauga (South)	$441	$533	$626	$738	*	$816	$1035	$1188	$441	$560	$667	$784
19 Mississauga (Northwest)	*	$493	$586	*	$600	$761	$872	$887	$558	$718	$841	$884
20 Mississauga (Northeast)	$437	$566	$788	$855	$722	$843	$910	$989	$547	$656	$832	$904
18-20 Mississauga City	**$439**	**$544**	**$709**	**$801**	**$706**	**$807**	**$910**	**$960**	**$502**	**$618**	**$777**	**$863**
21 Brampton (West)	$410	$510	$579	$696	$581	$753	$866	$1092	$424	$603	$720	$912
22 Brampton (East)	$466	$589	$729	$874	$710	$730	$854	$1013	$526	$698	$823	$970
21-22 Brampton City	**$426**	**$521**	**$619**	**$793**	**$656**	**$742**	**$860**	**$1037**	**$456**	**$633**	**$764**	**$949**
23 Oakville Town	$454	$579	$680	$803	$578	$718	$845	$1052	$464	$592	$714	$872
24 Caledon	*	$534	$564	*	*	*	$599	*	*	*	$580	*
25 R. Hill, Vaughan, King	$407	$503	$572	$645	$632	$753	$866	$995	$479	$546	$635	$821
26 Aurora, Newm., Whit-St.	$381	$531	$603	$688	*	$626	$708	$817	$381	$560	$654	$765
27 Markham Town	*	$494	$565	$669	*	*	*	*	*	$493	$565	$668
25-27 York Region	**$401**	**$511**	**$577**	**$662**	**$603**	**$674**	**$771**	**$919**	**$443**	**$542**	**$627**	**$777**
28 Pickering, Ajax	*	$458	$572	$722	*	$957	$850	$939	*	$705	$728	$911
29 Milton, Halton Hills	$385	$493	$576	*	*	$660	$746	$873	$381	$511	$637	$852
30 Orangeville	*	$495	$575	*	$467	$583	$687	$826	$444	$523	$618	$821
31 Bradford, W. Gwillimbury	$405	$493	$577	$618	*	$630	$730	*	$407	$506	$607	$618
18-31 Remaining Toronto CMA	**$431**	**$537**	**$672**	**$785**	**$663**	**$776**	**$873**	**$969**	**$478**	**$607**	**$748**	**$882**
1-31 Toronto CMA	**$468**	**$570**	**$690**	**$844**	**$592**	**$783**	**$926**	**$993**	**$482**	**$592**	**$730**	**$880**

NOTE: Totals and subtotals may not add up exactly due to rounding

VACANCY RATES AND RENTS BY BEDROOM TYPE BY ZONE, TORONTO CMA OCTOBER 1991

ZONE	LOCATION	BACHELOR RENT	BACHELOR VACANCY RATE	1-BEDROOM RENT	1-BEDROOM VACANCY RATE	2-BEDROOM RENT	2-BEDROOM VACANCY RATE	3-BEDROOM RENT	3-BEDROOM VACANCY RATE	OVERALL VACANCY RATE
1	Toronto (Central)	$523	3.1	$679	2.4	$912	2.7	$1213	2.2	2.6
2	Toronto (East)	$450	2.3	$555	1.3	$684	1.4	$818	.0	1.5
3	Toronto (North)	$481	.8	$627	.3	$860	.8	$1291	1.7	.6
4	Toronto (West)	$462	6.3	$579	2.8	$756	2.5	$911	5.8	3.5
1-4	**Toronto City**	**$490**	**3.1**	**$627**	**1.7**	**$840**	**1.8**	**$1148**	**3.0**	**2.0**
5	Etobicoke (South)	$399	1.4	$479	1.8	$566	1.5	$820	7.9	1.9
6	Etobicoke (Central)	$491	.5	$576	.8	$702	.3	$877	.3	.4
7	Etobicoke (North)	$408	.0	$578	.8	$849	9.1	$851	1.5	6.5
5-7	**Etobicoke City**	**$419**	**1.2**	**$529**	**1.3**	**$696**	**2.7**	**$863**	**1.5**	**2.0**
8	York City	$432	3.6	$563	1.4	$720	2.0	$870	.4	1.8
9	East York (Borough)	$459	.8	$538	.5	$645	.3	$844	.7	.5
10	Scarborough (Central)	$496	.6	$570	1.7	$636	.9	$753	.4	1.3
11	Scarborough (North)	$473	1.2	$683	2.2	$828	2.9	$959	1.1	2.4
12	Scarborough (East)	$617	1.2	$615	1.5	$740	2.6	$829	1.8	2.1
10-12	**Scarborough City**	**$533**	**.9**	**$603**	**1.7**	**$720**	**2.0**	**$836**	**1.2**	**1.8**
13	North York (Southeast)	$447	.0	$590	2.0	$694	.8	$825	.2	1.2
14	North York (Northeast)	$697	.5	$611	.8	$749	1.2	$872	1.0	1.0
15	North York (Southwest)	$429	.0	$527	.5	$642	.3	$845	.7	.4
16	North York (N. Central)	$420	.0	$524	.1	$632	.4	$749	.4	.3
17	North York (Northwest)	$504	1.7	$577	2.0	$659	1.0	$796	2.2	1.5
13-17	**North York City**	**$499**	**.5**	**$567**	**1.2**	**$678**	**.8**	**$817**	**.8**	**.9**
1-17	**Metropolitan Toronto**	**$483**	**2.8**	**$589**	**1.4**	**$724**	**1.6**	**$879**	**1.3**	**1.6**
18	Mississauga (South)	$441	4.2	$560	1.0	$667	1.0	$784	3.0	1.3
19	Mississauga (Northwest)	$558	3.0	$718	4.1	$841	5.6	$884	2.7	4.7
20	Mississauga (Northeast)	$547	.8	$656	1.3	$832	5.0	$904	1.3	3.5
18-20	**Mississauga City**	**$502**	**2.4**	**$618**	**1.5**	**$777**	**3.7**	**$863**	**2.1**	**2.8**
21	Brampton (West)	$424	.7	$603	6.0	$720	2.1	$912	2.1	3.7
22	Brampton (East)	$526	4.3	$698	3.6	$823	5.3	$970	4.8	4.9
21-22	**Brampton City**	**$456**	**1.9**	**$633**	**5.3**	**$764**	**3.5**	**$949**	**3.9**	**4.2**
23	Oakville Town	$464	.9	$592	1.0	$714	1.1	$872	.0	1.0
24	Caledon	*	.0	*	.0	$580	3.1	*	.0	1.6
25	R. Hill, Vaughan, King	$479	.0	$546	.2	$635	.4	$821	1.1	.4
26	Aurora, Newm., Whit-St.	$381	1.3	$560	3.8	$654	3.3	$765	7.1	3.6
27	Markham Town	*	.0	$493	.0	$565	.2	$668	.0	.1
25-27	**York Region**	**$443**	**.5**	**$542**	**1.6**	**$627**	**1.3**	**$777**	**2.7**	**1.5**
28	Pickering, Ajax	$437	7.1	$705	6.6	$728	3.1	$911	18.6	9.2
29	Milton, Halton Hills	$381	3.4	$511	1.5	$637	1.2	$852	.0	1.3
30	Orangeville	$444	12.2	$523	1.7	$618	1.4	$821	4.0	2.3
31	Bradford, W. Gwillimbury	$407	.0	$506	1.9	$607	.8	$618	.0	1.1
18-31	Remaining Toronto CMA	$478	2.3	$607	2.3	$748	3.1	$882	5.2	3.0
1-31	Toronto CMA	$482	2.7	$592	1.5	$730	1.9	$880	2.1	1.8

PERCENT OF PRIVATE RENTAL HOUSEHOLDS REPORTING
THE FOLLOWING SERVICES INCLUDED IN RENT
OCTOBER 1991

ZONE	LOCATION	HEAT	CABLE	PARKING	WATER	LIGHTING
1	Toronto (Central)	83	21	21	84	57
2	Toronto (East)	80	10	36	71	40
3	Toronto (North)	90	8	47	78	31
4	Toronto (West)	83	11	32	81	50
1-4	**Toronto City**	**85**	**12**	**34**	**79**	**45**
5	Etobicoke (South)	91	7	62	74	15
6	Etobicoke (Central)	92	12	37	90	43
7	Etobicoke (North)	84	21	40	80	36
5-7	**Etobicoke City**	**90**	**10**	**54**	**78**	**24**
8	York City	88	11	53	73	63
9	East York (Borough)	94	6	30	91	75
10	Scarborough (Central)	89	19	58	89	78
11	Scarborough (North)	71	42	43	74	68
12	Scarborough (East)	82	19	54	81	76
10-12	**Scarborough City**	**85**	**22**	**54**	**84**	**76**
13	North York (Southeast)	96	11	43	94	36
14	North York (Northeast)	92	22	21	91	54
15	North York (Southwest)	96	5	46	90	13
16	North York (N. Central)	97	4	53	78	27
17	North York (Northwest)	94	8	51	88	44
13-17	**North York City**	**96**	**8**	**45**	**88**	**30**
1-17	**Metropolitan Toronto**	**88**	**12**	**42**	**81**	**46**
18	Mississauga (South)	88	6	73	85	75
19	Mississauga (Northwest)	59	6	77	70	59
20	Mississauga (Northeast)	82	18	59	82	
18-20	**Mississauga City**	**81**	**10**	**69**	**81**	**71**
21	Brampton (West)	82	4	79	85	64
22	Brampton (East)	88	0	8	92	83
21-22	**Brampton City**	**83**	**4**	**68**	**86**	**67**
23	Oakville Town	70	6	73	71	45
24	Caledon	100	0	100	100	100
25	R. Hill, Vaughan, King	79	4	77	82	45
26	Aurora, Newm., Whit-St.	63	10	88	67	48
27	Markham Town	100	5	36	100	100
25-27	**York Region**	**72**	**8**	**80**	**74**	**52**
28	Pickering, Ajax	42	10	84	50	32
29	Milton, Halton Hills	74	4	94	79	52
30	Orangeville	69	2	94	72	54
31	Bradford, W. Gwillimbury	65	6	92	59	45
1-31	**Toronto CMA**	**86**	**11**	**47**	**80**	**48**

TORONTO CMA VACANCY RATES
PRIVATE APARTMENTS—SIX UNITS AND OVER
1980-1991

	1980		1981		1982		1981		1984		1985		1986		1987		1988		1989		1990		1991	
	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct
Toronto City	1.1	.4	.4	.4	.5	.6	1.1	.7	.6	.6	.5	.4	.4	.2	.3	.2	.3	.3	.3	.4	.7	1.1	1.8	1.8
Scarborough	.9	.5	.4	.3	.2	.5	1.5	.7	.6	.3	.4	.2	.1	.1	.0	.0	.0	.1	.0	.2	.2	.6	1.1	1.8
North York	.8	.3	.3	.2	.1	.2	.5	.9	.8	.3	.3	.1	.1	.1	.0	.0	.1	.1	.1	.1	.4	.3	.7	1.4
East York	.4	.3	.1	.0	.0	.2	.3	.1	.1	.2	.1	.1	.0	.1	.1	.0	.1	.0	.1	.0	.2	.2	.4	.5
Etobicoke	1.9	1.1	.3	.3	.5	.9	1.5	1.1	.3	.2	.2	.1	.1	.1	.0	.2	.1	.1	.1	.1	.3	.4	.7	1.7
York City	1.2	.6	.5	.3	.3	.3	.7	.6	.8	.4	.4	.2	.0	.0	.3	.0	.1	.1	.1	.1	.3	.5	.8	.9
METRO TORONTO	1.0	.5	.3	.3	.3	.5	.9	.8	.6	.4	.3	.2	.1	.1	.1	.1	.2	.1	.2	.2	.5	.6	1.1	1.4
Mississauga	.9	.6	.8	.3	1.1	2.6	3.4	2.6	2.7	1.7	1.0	.8	1.0	.2	.2	.1	.3	.4	.3	1.1	2.2	2.2	3.7	2.8
Brampton	.7	.5	.1	.3	.1	.4	3.6	3.0	1.5	3.1	3.2	2.7	1.0	.4	.1	.3	.3	.3	.3	.3	.8	1.1	2.5	4.2
Caledon	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.3	.0	1.3	.0	.0	.0	.0	.0	.0	.0	1.3	.0	.0	1.7
Oakville	.5	.3	.8	.3	.5	.4	1.0	.5	.5	.2	.4	.5	.3	.3	.3	.1	.3	.4	1.2	.8	.4	.6	1.2	.9
Markham	1.0	.4	.2	.0	.0	.1	.5	.6	.4	.5	.0	.0	.4	.5	.0	.0	.2	.1	.0	.4	.1	.4	.0	.1
Aurora, Newmarket	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.3	.1	.0	.0	N/A	.1	.1	N/A	N/A	.2	.9	.1	.6	.3	2.0	2.3	3.4
Richmond Hill	.2	.1	.0	.0	.0	.5	.9	.3	1.0	.2	.1	.0	.0	.1	.0	.1	.0	.0	.0	.1	.1	.3	.7	.3
Ajax/Pickering	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.2	3.3	1.2	.8	.0	.1	.1	.0	.0	.1	.1	.7	3.4	3.3	7.3	12.8	9.3
Milton/Halton Hills	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.2	.1	.0	.5	.3	.2	.8	1.0
Orangeville	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.1	.0	.0	.0	.0	.2	2.7	2.2
Bradford	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.3	.0	.0	.3	1.0	1.5	2.1	.3
TORONTO CMA	1.0	.5	.4	.3	.4	.7	1.2	1.0	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	.9	1.5	1.7

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1991
OCTOBER 1991

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
VACANCY CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	RATE
Hamilton CMA *	40920	581	1.4	43449	709	1.6	3392	63	1.9
Kitchener CMA *	25149	1111	4.4	26323	1138	4.3	4016	181	4.5
London CMA *	36774	1407	3.8	40322	1573	3.9	6397	183	2.9
Oshawa CMA *	10077	344	3.4	10764	368	3.4	1865	67	3.6
Ottawa CMA (Ontario Part) *	58181	411	.7	62272	467	.8	10405	26	.2
St. Catharines CMA *	14045	384	2.7	17032	502	2.9	1027	6	.6
Sudbury CMA *	7395	40	.5	9588	67	.7	917	2	.2
Thunder Bay CMA *	4296	31	.7	5351	51	1.0	374	8	2.1
Toronto CMA *	286087	4928	1.7	296769	5474	1.8	9333	108	1.2
Windsor CMA *	12478	378	3.0	14381	473	3.3	620	25	4.0
Sub-Total CMAs	495402	9615	1.9	526251	10822	2.1	38346	669	1.7
CAs 50,000+ Population									
Barrie CA *	3270	101	3.1	3694	128	3.5	363	22	6.1
Belleville CA *	5633	85	1.5	6434	99	1.5	46	5	10.9
Brantford CA *	3753	93	2.5	4638	112	2.4	730	2	.3
Cornwall CA *	2075	98	4.7	3423	218	6.4	46	2	4.3
Guelph CA *	6459	35	.5	6827	40	.6	1199	21	1.8
Kingston CA *	9421	148	1.6	11039	166	1.5	448	19	4.2
North Bay CA *	2161	16	.7	3142	31	1.0	449	0	.0
Peterborough CA *	4046	107	2.7	5003	136	2.7	360	22	6.1
Sarnia CA *	4899	94	1.9	5395	122	2.3	1149	15	1.3
Sault Ste. Marie CA *	4008	70	1.7	4840	86	1.8	215	1	.5
Sub-Total CAs 50,000+	45725	847	1.9	54435	1138	2.1	5005	109	2.2

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

** Results cannot be released where obtained from 3 or fewer structures.

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit. Vacancy rates are calculated from unrounded data.

(continued) ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1991 OCTOBER 1991

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Brockville CA	2061	38	1.8	2394	46	1.9	109	4	3.7
Chatham CA *	2966	108	3.6	3992	122	3.1	123	0	.0
Cobourg CA	807	25	3.1	859	25	2.9	78	0	.0
Collingwood CA	564	18	3.2	731	31	4.3	51	4	7.8
Dunnville Town	67	0	.0	82	0	.0	**	0	**
Elliot Lake CA	1494	363	24.3	1510	363	24.0	619	238	38.4
Haileybury CA	203	10	4.9	364	10	2.7	0	0	.0
Haldimand Town	294	0	.0	317	1	.5	0	0	.0
Hawkesbury CA	389	12	3.0	639	22	3.4	**	0	**
Huntsville Town	188	16	8.5	262	22	8.4	19	2	10.5
Kapuskasing CA	320	72	22.5	616	108	17.5	0	0	.0
Kenora CA	236	1	.4	333	2	.6	0	0	.0
Kirkland Lake CA	478	63	13.2	952	101	10.6	0	0	.0
Leamington CA *	879	44	5.0	961	53	5.5	**	0	**
Lindsay CA	1096	30	2.7	1368	35	2.6	**	0	**
Midland CA	854	31	3.6	1097	48	4.4	0	0	.0
Nanticoke City	106	0	.0	142	0	.0	0	0	.0
Orillia CA	1094	10	.9	1596	36	2.2	345	6	1.7
Owen Sound CA	1287	24	1.9	1696	36	2.1	18	0	.0
Pembroke CA (Ontario Part)	704	6	.9	954	6	.6	31	0	.0
Port Hope Town	217	11	5.1	225	11	4.9	0	0	.0
Simcoe CA	360	3	.8	544	3	.6	44	0	.0
Stratford CA	1797	63	3.5	2088	76	3.6	114	1	.9
Tillsonburg CA	716	35	4.9	841	37	4.4	71	5	7.0
Timmins CA	971	51	5.3	1655	76	4.6	203	5	2.5
Wallaceburg CA	342	18	5.3	434	23	5.4	103	7	6.8
Woodstock CA *	1373	27	2.0	1704	45	2.7	973	36	3.7
Sub-Total CA's etc. 10,000 to 50,000 Population	21863	1079	4.9	28356	1338	4.7	2925	308	10.5
Sub-Total All CAs etc.	67588	1926	2.8	82791	2476	3.0	7930	417	5.3
TOTAL Ontario	562990	11541	2.0	609042	13298	2.2	46276	1086	2.3

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

** Results cannot be released where obtained from 3 or fewer structures.

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.
Vacancy rates are calculated from unrounded data.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

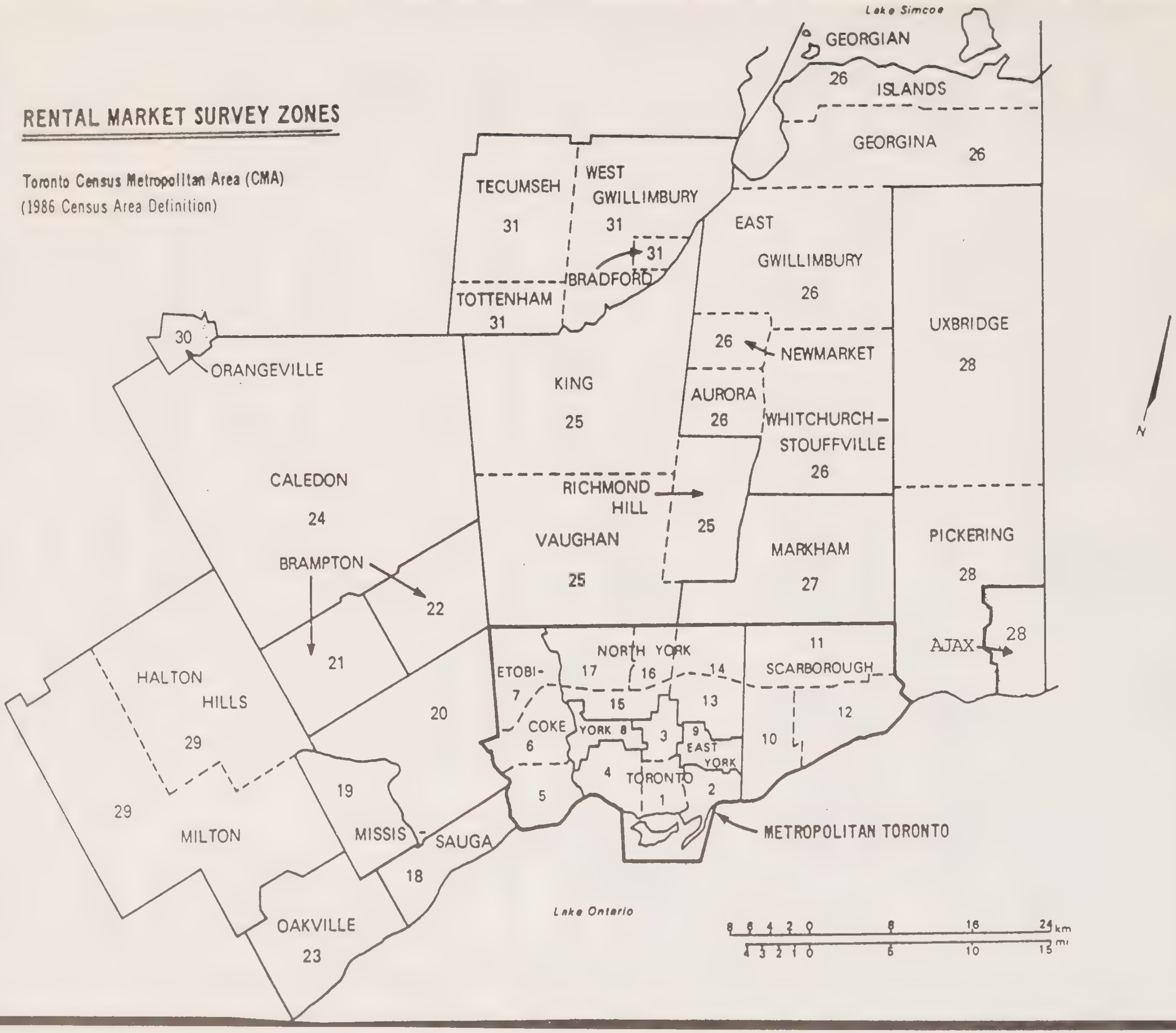
	1982		1983		1984		1985		1986		1987		1988		1989		1990		1991		
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	
Barrie	.3	.1	.4	.0	.1	.1	.0	.2	.4	.0	.1	.2	1.9	.2	.0	.1	1.8	2.1	2.7	3.1	Barrie
Belleville	***	***	***	***	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	.5	1.2	1.2	2.3	1.5	Belleville
Brantford	2.0	1.9	1.8	2.3	2.5	1.5	1.0	.4	.5	.3	.1	.2	.4	.4	.5	.3	.5	.7	1.9	2.5	Brantford
Calgary*	1.8	6.3	11.7	12.3	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	Calgary*
Chicoutimi-Jonquiere*	2.4	4.7	3.5	2.3	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	Chicoutimi-Jonquiere*
Cornwall	.7	1.2	3.2	1.2	1.0	.6	1.2	2.8	1.3	1.2	.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	Cornwall
Edmonton*	3.4	4.6	7.5	9.5	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	Edmonton*
Guelph	1.8	1.1	1.9	.4	.3	.2	.6	.1	.4	.1	.0	.2	.1	.1	.0	.1	.2	1.1	.3	.5	Guelph
Halifax*	.9	.6	2.1	.9	.9	.4	.7	.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	Halifax*
Hamilton*	.6	.6	1.2	.8	.9	.5	.4	.4	.5	.3	.3	.3	.3	.4	.4	.5	.7	1.2	1.3	1.4	Hamilton*
Kingston	1.3	1.2	1.1	.1	.1	.1	.7	1.3	1.8	1.3	1.7	1.1	1.2	.4	.9	.3	.9	.8	1.1	1.6	Kingston
Kitchener*	.9	1.0	2.2	.9	.7	.6	.4	.4	.4	.2	.4	.2	.5	.4	.5	.6	1.3	1.3	4.9	4.4	Kitchener*
London*	2.5	3.0	3.3	2.8	2.4	1.0	.9	.4	.5	.7	1.0	1.0	.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	London*
Montreal*	1.7	2.7	2.6	3.2	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	Montreal*
North Bay	.7	.3	.8	.5	.5	.3	.4	.2	.3	.7	1.1	.4	.4	1.4	1.5	.4	1.7	.1	.8	.7	North Bay
Oshawa*	.2	.5	1.3	1.5	1.5	.3	.1	.1	.2	.2	.1	.3	.3	.4	.2	.7	1.5	1.6	3.7	3.4	Oshawa*
Ottawa-Hull*	.7	.3	.3	.3	.3	.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	Ottawa-Hull*
Ottawa*	.4	.2	.3	.3	.3	.3	.9	.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	.5	1.1	.7	Ottawa*
Hull*	2.0	.5	.7	.7	.7	.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	Hull*
Peterborough	.5	.7	1.8	.7	.4	.4	.6	.4	1.5	1.1	.9	.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	Peterborough
Quebec City*	1.7	4.8	3.7	5.2	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	Quebec City*
Regina*	1.0	.3	2.6	2.1	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	Regina*
St. Catharines-Niagara*	1.3	1.6	3.0	1.0	1.0	.8	.6	.3	.7	.8	1.0	.5	1.2	1.0	1.1	.9	1.6	1.9	2.6	2.7	St. Catharines-Niagara*
St. John*	4.9	2.1	4.0	3.9	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	St. John*
St. John's*	7.6	1.1	5.1	4.2	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	St. John's*
Sarnia	.4	1.4	1.9	2.8	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	Sarnia
Saskatoon*	2.1	1.1	3.4	2.3	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	Saskatoon*
Sault Ste. Marie	2.5	4.5	7.3	5.7	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	.5	.3	.2	.2	.7	.8	1.5	1.7	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	Sherbrooke*
Sudbury*	.7	1.5	1.9	.5	.9	.8	1.0	.6	1.0	.9	1.1	1.0	1.2	.3	.8	.3	.5	.7	.9	.5	Sudbury*
Thunder Bay*	1.6	.6	1.3	.4	1.4	.4	.4	.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	.6	1.4	.9	1.2	.7	Thunder Bay*
Toronto*	.4	.7	1.2	1.0	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	.9	1.5	1.7	Toronto*
Trois Rivieres*	1.8	4.8	4.6	4.4	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	Trois Rivieres*
Vancouver*	.6	1.9	2.6	1.3	2.4	2.2	2.8	2.2	.9	.9	2.3	1.1	1.0	.4	.5	.4	.9	.9	2.3	2.2	Vancouver*
Victoria*	.6	1.5	2.7	1.1	3.7	2.2	3.3	1.9	2.4	.6	1.1	.4	1.0	.3	.7	.2	.7	.3	1.4	.8	ictoria*
Windsor*	7.0	3.4	2.7	2.0	1.0	.7	.7	.7	.5	1.0	1.1	.7	1.1	.8	1.0	1.0	2.2	2.2	3.8	3.0	Windsor*
Winnipeg*	2.1	1.4	1.4	.9	1.0	.8	.9	.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	Winnipeg*
TOTAL (CMA's only)	1.4	2.1	2.7	2.7	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	3.3	3.8	4.4	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

RENTAL MARKET SURVEY ZONES

Toronto Census Metropolitan Area (CMA)
(1986 Census Area Definition)



TORONTO CMA ZONE BOUNDARIES

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit (West Side)	Bathurst St.	Lake Ontario	City Limit	3-10, 40-58, 93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353, 369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307, 321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310, 317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515, 540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532

TORONTO CMA ZONE BOUNDARIES (continued)

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
21	Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill					420-424
	Vaughan					410-413
	King					460-461
26	Aurora					440-442
	Newmarket					450-452
	Whitchurch-Stouffville					430-431
	East Gwillimbury					455-456
	Georgina Township					470-475
	Georgina Island					476
27	Markham Town					400-403
28	Pickering*					800-801, 803-804 807, 805, 806*, 820*
	Ajax*					810-812, 805*, 806*, 820*
	Uxbridge					830-831
29	Milton					620-626
	Halton Hills					630-637
30	Orangeville					590-592
31	Bradford					480-481
	Beeton					484
	West Gwillimbury					482
	Tecumseth					484
	Tottenham					483

* Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary

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Helping to house Canadians

April 1992

Toronto CMA

RENTAL MARKET REPORT

HIGHLIGHTS OF THE APRIL 1992 RENTAL MARKET SURVEY
Toronto CMA

- The vacancy rate in April 1992 was 1.9% for privately initiated rental apartment structures with three or more units in the Toronto CMA.

- The rate is up from the 1.8% recorded in October 1991 and from the 1.6% logged in April 1991.

- The vacancy rate in the Toronto CMA continues to be one of the lowest in Canada, and is second only to Ottawa.

- The Toronto CMA has very little ongoing private rental construction, but the assisted rental construction component of the market has increased dramatically.

- The vacancy rate should increase to the 2.0% level in the next 12 months. Factors include the upcoming completion of assisted rental projects in the Toronto CMA, the continuing oversupply of condominium product being offered for rent, and the improved opportunities for renters to move to the homeownership market.

PLEASE NOTE: Starting with the April 1990 Survey, CMHC has included all information for apartment structures of 3 units or more instead of 6 units or more to reflect a broader scope of the rental stock. Historical data is only available back to April 1987 when CMHC began surveying these smaller structures. Tables in this report which show a ten-year historical record refer to apartments of six units or more for consistency of the data presented.

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June 1992

CMHC RENTAL MARKET SURVEY — Toronto CMA

APRIL 1992

We are pleased to provide you with the results of our semi-annual Rental Market Survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing three or more self-contained units and row structures. Only privately initiated structures were surveyed in the April 1992 survey.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 255.

J. A. Jarvis
Manager
Toronto Branch

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VACANCY RESULTS

The vacancy rate in the Toronto Census Metropolitan Area (CMA) was 1.9% in April 1992, up marginally from the 1.8% recorded in October 1992 and from the 1.6% rate logged a year ago. The 1.9% rate means that 19 out of every 1000 units in privately initiated structures of three or more units were vacant and available for rent during the survey period of April 6 to April 17, 1992. The total number of vacant units has increased from 5,474 to 5,714 in the last six months.

The slight rise in the vacancy rate is in line with CMHC's projections of weaker demand for rental accommodation, more competition from alternative types of rental housing, and the lingering effects of the recession.

Rental demand has been decreasing for several reasons. First, a declining population of younger renters and unemployment have lessened demand. The unemployment rate in the Toronto CMA was 11.0% in April 1992 compared to only 4.2% two years ago. The total number of employed persons has fallen by 166,000 over that period—a reduction of 8.5%. In consequence, demand has fallen for all forms of housing. This includes increasing numbers of renters doubling up or moving in with their parents.

Second, movement within the market has created a more competitive rental accommodation environment. Movement in the market can be evidenced by the movement of single renters from bachelor accommodation to 1 or 2-bedroom units as they become available. Three years ago, this option did not exist. The data underscores this phenomenon, as the vacancy rate for bachelor units has increased to 3.3% from 2.4% a year ago. In comparison, the vacancy rate for 2-bedroom units has increased to only 1.7% from 1.6% a year ago.

Third, competition from alternative types of rental housing has lessened demand for traditional private rental accommodation. These alternatives include condominiums available for rent by individual investors and by the builder, and public housing such as co-operatives and non-profit projects. Condominiums continue to offer renters good choice as the oversupply of units on the market is sustained in most submarkets in the Toronto CMA. In April 1992, there were 2,196 unsold/not rented condominiums in the Toronto CMA, up from 1,315 a year ago.

Overall, the Toronto rental market will continue to see slow growth in demand during 1992. The shift from renter households to homeownership due to improved affordability should also contribute to the slow growth in the rental market. It is expected that the completion of assisted rental projects currently under construction will be sufficient to meet that demand and the vacancy rate will continue to increase slightly during 1992.

Although vacancy rates have risen in many submarkets within the Toronto CMA from October 1991 to April 1992, some submarkets have remained unchanged or have declined in the past six months. Markham, the Toronto CMA's tightest rental market, and East York remain unchanged at 0.1% and 0.5% respectively. Some submarkets whose vacancy rate declined include Ajax/Pickering (9.2% to 5.8%), Mississauga (2.8% to 2.6%) and Etobicoke (2.0% to 1.5%). The decline in these submarkets has been due to a faster absorption of condominium units than expected and price reductions at the higher end of the rental spectrum which have caused the private rental environment to react and become more competitive.

The following is a list of the vacancy rates for privately initiated apartment structures of three or more units within the Toronto CMA:

Area/Municipality	October 1991	April 1992
Toronto (City)	2.0%	2.5%
Etobicoke	2.0%	1.5%
York (City)	1.8%	1.3%
East York	0.5%	0.5%
Scarborough	1.8%	1.9%
North York	0.9%	1.2%
Metropolitan Toronto	1.6%	1.7%
Mississauga	2.8%	2.6%
Brampton	4.2%	4.5%
Oakville	1.0%	1.4%
Markham	0.1%	0.1%
Richmond Hill/Vaughan	0.4%	0.3%
Aurora/Newmarket	3.6%	2.3%
York Region	1.5%	1.0%
Ajax/Pickering	9.2%	5.8%
Toronto Census Metropolitan Area	1.8%	1.9%

Some submarkets within the Toronto CMA have been very competitive in this softer rental market. East York, Central Etobicoke, and North Central North York, areas characterized by moderate rental

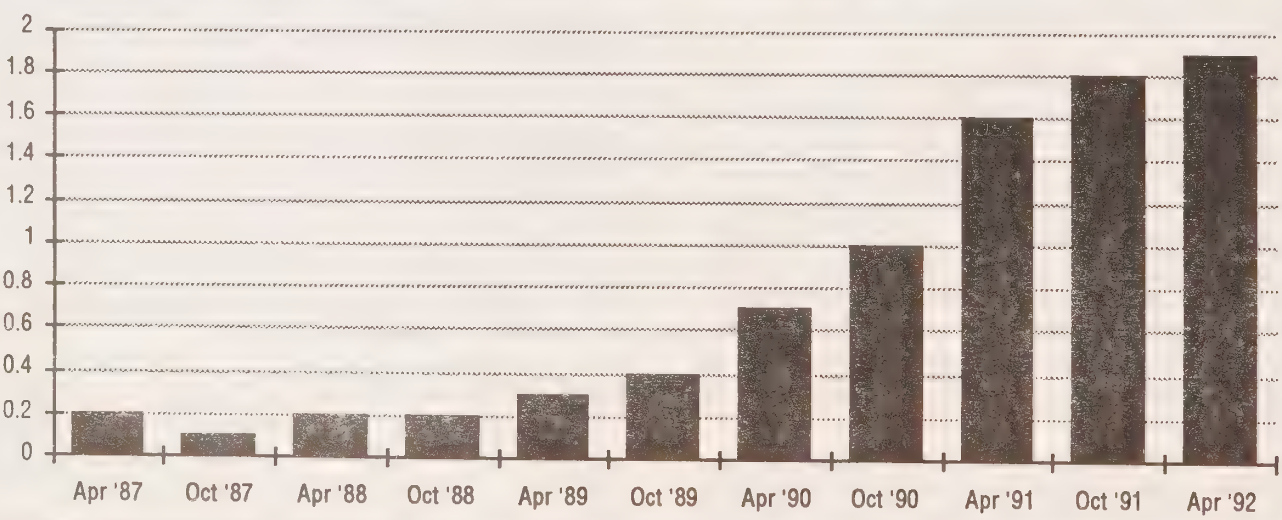
stock, good transportation links and proximity to many urban amenities, have recorded low vacancy rates and remain very competitive. In an easing rental market, more peripheral areas, or areas with more expensive rental stock have not been as successful in competing for full rent up.

Vacancy rates by bedroom type have changed only marginally over the past six months except for bachelor units. 1-bedroom and 3-bedroom units showed only a slight increase while the vacancy rate for 2-bedroom units has actually declined. The vacancy rate for 3-bedroom units has increased more than 20 times the rate recorded in 1987.

VACANCY RATES BY BEDROOM TYPE — HISTORICAL COMPARISON
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1992

SURVEY DATE		BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
1987 —	APRIL	.5	.1	.2	.1	.2
	OCTOBER	.2	.1	.1	.1	.1
1988 —	APRIL	.3	.2	.2	.2	.2
	OCTOBER	.3	.2	.2	.4	.2
1989 —	APRIL	.3	.2	.2	.3	.3
	OCTOBER	.6	.4	.4	.5	.4
1990 —	APRIL	.7	.6	.7	.8	.7
	OCTOBER	1.4	.8	.9	1.4	1.0
1991 —	APRIL	2.4	1.4	1.6	2.3	1.6
	OCTOBER	2.7	1.5	1.9	2.1	1.8
1992 —	APRIL	3.3	1.8	1.7	2.2	1.9

TORONTO CMA VACANCY RATES, 1987-1992
Private Apartments - Three Units And Over



VACANCY RATES BY ZONE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA, APRIL 1992

ZONE	LOCATION	APRIL 1990	OCTOBER 1990	APRIL 1991	OCTOBER 1991	APRIL 1992	# VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	1.0	1.8	2.4	2.6	3.1	832	27246
2	Toronto (East)	.6	.8	2.5	1.5	2.5	140	5602
3	Toronto (North)	.3	.6	.8	.6	1.0	292	29400
4	Toronto (West)	1.2	2.0	3.1	3.5	4.0	823	20822
1-4	**Toronto City**	**.8**	**1.3**	**2.0**	**2.0**	**2.5**	**2086**	**83070**
5	Etobicoke (South)	.7	.8	1.3	1.9	1.8	187	10574
6	Etobicoke (Central)	.1	.1	.4	.4	.6	88	14161
7	Etobicoke (North)	1.0	1.4	2.3	6.5	3.5	190	5471
5-7	**Etobicoke City**	**.4**	**.5**	**1.0**	**2.0**	**1.5**	**465**	**30206**
8	York City	.4	.5	1.0	1.8	1.3	215	17162
9	East York (Borough)	.2	.1	.4	.5	.5	96	18026
10	Scarborough (Central)	.2	.3	.5	1.3	1.6	227	13888
11	Scarborough (North)	.4	1.0	2.6	2.4	2.5	165	6727
12	Scarborough (East)	.1	.9	1.0	2.1	1.9	190	9942
10-12	**Scarborough City**	**.2**	**.6**	**1.1**	**1.8**	**1.9**	**582**	**30557**
13	North York (Southeast)	.9	.5	1.2	1.2	1.6	276	16944
14	North York (Northeast)	.4	.2	.4	1.0	1.0	114	11656
15	North York (Southwest)	.3	.4	.5	.4	1.3	129	9654
16	North York (N. Central)	.2	.1	.2	.3	.3	40	11857
17	North York (Northwest)	.3	.5	1.2	1.5	1.6	203	12911
13-17	**North York City**	**.4**	**.4**	**.7**	**.9**	**1.2**	**762**	**63022**
1-17	**Metropolitan Toronto**	**.5**	**.8**	**1.3**	**1.6**	**1.7**	**4206**	**242042**
18	Mississauga (South)	.3	.6	.9	1.3	1.1	129	11536
19	Mississauga (Northwest)	2.6	5.6	8.4	4.7	2.3	89	3866
20	Mississauga (Northeast)	3.6	2.6	4.7	3.5	3.8	544	14179
18-20	**Mississauga City**	**2.2**	**2.2**	**3.8**	**2.8**	**2.6**	**763**	**29581**
21	Brampton (West)	1.0	1.0	1.9	3.7	3.3	184	5582
22	Brampton (East)	.6	1.3	3.5	4.9	6.4	239	3719
21-22	**Brampton City**	**.8**	**1.1**	**2.5**	**4.2**	**4.5**	**423**	**9301**
23	Oakville Town	.4	.7	1.2	1.0	1.4	59	4342
24	Caledon	1.2	.0	.0	1.6	5.1	4	79
25	R. Hill, Vaughan, King	.0	.3	.9	.4	.3	6	1852
26	Aurora, Newm., Whit-St.	.3	2.1	2.4	3.6	2.3	36	1554
27	Markham Town	.1	.4	.0	.1	.1	1	781
25-27	**York Region**	**.1**	**1.0**	**1.3**	**1.5**	**1.0**	**44**	**4187**
28	Pickering, Ajax, Uxbridge	3.3	7.2	12.7	9.2	5.8	148	2540
29	Milton, Halton Hills	.5	.3	.9	1.3	1.4	20	1416
30	Orangeville	.0	.4	2.8	2.3	2.8	22	796
31	Bradford, W. Gwillimbury	1.3	1.6	2.3	1.1	3.2	25	786
18-31	**Remaining Toronto CMA**	**1.6**	**1.9**	**3.4**	**3.0**	**2.8**	**1506**	**53028**
1-31	**Toronto CMA**	**.7**	**1.0**	**1.6**	**1.6**	**1.9**	**5714**	**295069**

* Sample too small or not available

VACANCY RATES ACROSS CANADA

The vacancy rate in Canadian Census Metropolitan Areas in April 1992 remains unchanged from 4.4% recorded in October 1991. The highest vacancy rates were mainly in Québec while the lowest vacancy rates in the country were recorded in Ontario: Ottawa (1.4%), Toronto (1.9%), Thunder Bay (2.1%), Sudbury (2.1%) and Hamilton (2.4%).

The vacancy rates of all CMAs in Canada in April 1992, ranked from the lowest to highest, are listed below:

Vacancy Rates For Privately Initiated Structures, Three Units And Over

CMA	October 1991	April 1992
Ottawa	0.8%	1.4%
Toronto	1.8%	1.9%
Sudbury	0.7%	2.1%
Thunder Bay	1.0%	2.1%
Hamilton	1.6%	2.4%
Victoria	0.8%	2.6%
Vancouver	2.2%	2.8%
St. Catharines-Niagara	2.9%	2.9%
Windsor	3.3%	3.6%
Edmonton	2.3%	3.8%
London	3.9%	4.1%
Kitchener	4.3%	4.2%
Hull	4.9%	4.2%
Oshawa	3.4%	4.4%
Chicoutimi-Jonquiere	5.7%	4.8%
Calgary	3.7%	5.2%
Québec	5.6%	5.3%
Regina	5.6%	5.3%
Halifax	4.8%	5.5%
Saint John	4.9%	5.9%
Winnipeg	6.6%	5.9%
Montréal	7.2%	6.4%
St. John's	6.9%	7.3%
Saskatoon	6.1%	7.6%
Trois Rivieres	8.3%	7.9%
Sherbrooke	9.7%	8.6%
All CMAs in Canada	4.4%	4.4%

** Please note that these figures are slightly different than those in the appendix of this report. The figures in the appendix refer to a 10-year historical period of privately initiated apartments of *six* units and over.

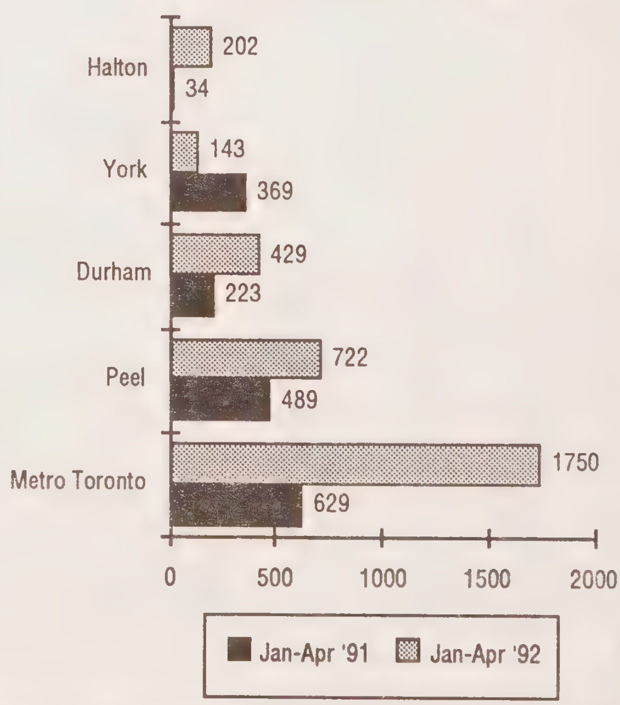
STARTS AND COMPLETIONS ACTIVITY

In the first four months of 1992, starts activity in the Toronto CMA was up over 57 per cent. Starts were up in every regional municipality and Metro Toronto when compared to the same period in 1991. Starts were:

- up 76% in Metro Toronto;
- up 54% in Peel Region;
- up 71% in Durham Region;
- up .3% in York Region;
- up 145% in Halton Region; and
- and up 57% in the Toronto CMA.

Increases in starts can be attributed to increases in freehold, condominium and assisted rental activity in Metro and all the regional municipalities. York Region showed only a marginal increase in starts as declines in both private and assisted rental starts offset improved single family and condominium (row) starts. The number of assisted rental starts logged in 1992 have been the driving force of some areas' total activity. In Metro Toronto, assisted starts made up almost 75 per cent of all activity. Single family homes are less likely to be built in Metro because most land is now fully developed and most new construction will be infill. However, in areas like Peel and Durham Regions where private family dwellings are typically popular, assisted starts were also a major factor in total starts. Assisted rental starts accounted for 36% of total starts in Peel and 33% in Durham.

RENTAL STARTS BY REGION
January to April 1991-1992



HOUSING STARTS BY TENURE
TORONTO CMA, JANUARY-APRIL 1991 - 1992

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO	JANUARY-APRIL 1991	157	531	4	625	1317
	JANUARY-APRIL 1992	98	476	19	1731	2324
PEEL REGION	JANUARY-APRIL 1991	814	0	0	489	1303
	JANUARY-APRIL 1992	1087	196	0	722	2005
DURHAM REGION	JANUARY-APRIL 1991	350	182	24	199	755
	JANUARY-APRIL 1992	865	0	0	429	1294
YORK REGION	JANUARY-APRIL 1991	499	24	131	238	892
	JANUARY-APRIL 1992	692	60	0	143	895
HALTON REGION	JANUARY-APRIL 1991	101	94	0	34	229
	JANUARY-APRIL 1992	225	134	100	102	561
TORONTO CMA	JANUARY-APRIL 1991	1653	574	135	1475	3837
	JANUARY-APRIL 1992	2460	766	119	2684	6029

HOUSING COMPLETIONS BY TENURE
TORONTO CMA, JANUARY-APRIL 1991-1992

	YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO	JANUARY-APRIL 1991	492	2461	30	658	3641
	JANUARY-APRIL 1992	274	1660	248	807	2989
PEEL REGION	JANUARY-APRIL 1991	1196	710	0	100	2006
	JANUARY-APRIL 1992	1109	53	0	370	1532
DURHAM REGION	JANUARY-APRIL 1991	910	369	168	0	1447
	JANUARY-APRIL 1992	907	0	40	110	1057
YORK REGION	JANUARY-APRIL 1991	1229	915	0	387	2531
	JANUARY-APRIL 1992	1313	160	131	278	1882
HALTON REGION	JANUARY-APRIL 1991	168	248	16	50	482
	JANUARY-APRIL 1992	321	301	0	85	707
TORONTO CMA	JANUARY-APRIL 1991	3480	4477	43	1195	9195
	JANUARY-APRIL 1992	3486	2080	383	1593	7542

On the completions side, the number of new units in the first four months of 1992 has declined by 18 per cent over the same period last year. Completions are up for both types of rental accommodation. All areas of the Toronto CMA showed a decline in the number of completions except for Halton Region which is the smallest contributor of starts of all the Regions and Metro Toronto. New completions are excluded from the April 1992 survey as a three month rent up period is given to new projects until they are included in the survey. It is anticipated the vacancy rate will ease partly as a result of this new supply in October 1992.

For the first four months of the year, starts are slightly higher than they were in 1985 before Toronto's housing boom but up dramatically from 1991, Toronto's lowest level of starts in 28 years. However, in 1985 the component of assisted rental housing was 11 per cent while in 1992, assisted housing makes up 45 per cent. Over the same period, private rental housing construction has fallen from 8 per cent, to 2 per cent.

HOUSING STARTS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, JANUARY-APRIL 1985-1992

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-APRIL 1985	3862	703	435	607	5607
JANUARY-APRIL 1986	7494	923	446	123	8986
JANUARY-APRIL 1987	8931	5092	899	292	15214
JANUARY-APRIL 1988	5078	4864	1193	492	11627
JANUARY-APRIL 1989	6265	6531	424	752	13972
JANUARY-APRIL 1990	2688	3371	843	911	7813
JANUARY-APRIL 1991	1653	574	135	1475	3837
JANUARY-APRIL 1992	2460	766	119	2684	6029

HOUSING COMPLETIONS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, JANUARY-APRIL 1985-1992

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-APRIL 1985	4043	0	848	172	5063
JANUARY-APRIL 1986	5783	292	493	1031	7599
JANUARY-APRIL 1987	8476	1087	88	586	10237
JANUARY-APRIL 1988	8933	869	697	471	10970
JANUARY-APRIL 1989	6686	6599	829	1148	15262
JANUARY-APRIL 1990	4462	4067	1369	1393	11291
JANUARY-APRIL 1991	3480	4477	43	1195	9195
JANUARY-APRIL 1992	3486	2080	383	1593	7542

SPECIAL TO THIS SURVEY: THE NUMBER OF REGISTERED CONDOMINIUMS IN THE TORONTO RENTAL MARKET SURVEY

In April 1992, CMHC's Toronto Branch recorded the number of registered condominiums sampled in the Rental Market Survey. It is intended that this information be updated from time to time as new units come on stream, non-sampled units become sampled, and some buildings become primarily owner-occupied and taken off the survey.

Although condominiums which are individually owned and rented are not usually part of CMHC's Rental Market Survey, registered condominium projects which are 100% rented or have a majority of units rented by a central property management firm are included in the survey. CMHC's Toronto Branch decided that the identification of registered condominiums being rented would assist us to manage the survey and could also contribute to improved understanding of the rental and condominium markets. The identification of registered condominiums that are part of the survey is complimentary to CMHC's Toronto Market Condominium Study which is currently being researched for 1992. The Condominium Study aims to determine a profile of the condominium market, units owned and/or rented and associated vacancy information. All these facets of information will assist in determining the role of condominiums as part of the rental stock.

There are a variety of scenarios by which condominiums can become part of the housing stock covered in the Rental Market Survey. These include:

1. Registered condominiums that are 100% rental and have been since their completion. They are not owned individually and usually they are buildings which were built in the 1960's, 1970's and early 1980's.

2. Registered condominiums that are syndicated rental projects. These are projects which are individually or collectively owned by investors. The intended market for these units is rental and they are managed by a property management firm.

3. Registered condominiums in which scattered units are offered for rent, either by the original developer or individual owners. The building must have 50% or more of the units being rented through a property management office.

Of the approximately 305,000 units in the private rental universe, we were able to determine whether or not projects are registered condominiums for 252,545 units. For the remaining units, status is not known as projects were not sampled, respondents did not know, or data were refused. Of the 257,647 units where status was determined, 9,668 units (3.8%) are registered condominiums.

The following is a summary breakdown of the characteristics of these registered condominiums.

	Bachelor	1-Bedroom	2-Bedroom	3-Bedroom	Total
By Bedroom Type	147	1833	6328	1349	9668
Built Before 1971	65	120	205	23	413
1970-1979	6	105	1068	514	1704
1980-1989	76	1608	4393	788	6865
Built After 1989	0	0	662	24	686

THE ECONOMY

The unemployment rate in the Toronto CMA increased from 4.2% in April 1990 to 11.0% in April 1992. Unemployment has had an impact on all sectors of the housing market, including new home sales, resales, price movement of ownership housing, and prices and vacancy rates in the rental housing market. Joblessness translates into shifting of living arrangements which ultimately affects the demand for all types of housing. As a result, housing markets will be experiencing change for the short term until employment improves.

Lower consumer confidence is also having an effect. Some potential tenants and homebuyers may be waiting on the sidelines until they become more confident about their own employment prospects.

Signs are beginning to emerge that an economic recovery is gathering strength. These include increasing manufacturing shipments, trends in retail trade, and exports. The pick-up in the U.S. economy is a favourable indicator for the Toronto area.

OUTLOOK

Our expectation is that the vacancy rate will continue to rise slightly. In the Toronto market, large increases in the number of vacancies are required to make a major impact in the vacancy rate. A change of over 300 units is required to change the vacancy rate, either up or down, by only 0.1%. In October 1992, the rate should finally reach 2.0%. Rates are not expected to fall over the next 12 to 18 months. The following factors will contribute to a rate of around 2 per cent for the short to medium term:

1. **drop in employment to constrain demand** — the drop in the number of persons employed in prime renter age groups should keep demand for rental housing weak in the short term.

2. **opportunities for renters to afford homeownership** — according to CMHC's affordability index, 28.4% of renters can afford a starter home in the Toronto CMA in April 1992. This has improved greatly from the 10.7% able to afford in April 1990. With interest rates the best they have been in 20 years and prices 20-25% lower than the peak in 1989, rents at the upper end of the market are approaching costs in the homeownership market. This situation should continue in the short term.

3. **the completion of assisted rental units** — new private construction is slow, however, 10,000 public units are expected over the next 18 months. Demand should expand at the same rate but a marginally higher vacancy rate will result in the short term.

4. **continuing oversupply of condominiums** — the number of completed and unoccupied condominium apartment units has risen to over 2000 units in the Toronto CMA. This is in addition to the many investor-owned units which are currently being rented at rates which can be absorbed by the market. The reduction of builder inventories will be a continuing factor in the overall rental market for the short to medium term.

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis; and
- structures with less than three rental units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately interpret the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing three or more units;
- privately initiated rental units in row housing projects; and
- publicly initiated row and apartment projects of three or more units.

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census (1986). Their real extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has be assigned.

In this survey, the 1986 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Beeton, Bradford/West Gwillimbury, New Tecumseth, Ajax, Pickering, Uxbridge and Orangeville.

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*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1988 survey, 1986 Census boundaries, as defined by Statistics Canada, are used. This reduced the number of centres surveyed in Ontario from 56 to 47 because many centres became part of the redefined CMAs and CAs. Prior to the implementation of the RMSS, only 24 centres were surveyed in Ontario. The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then verified by CMHC's National Office, who weight the data appropriately. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 255.

STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis. CMHC regularly publishes a number of informative reports, including forecasts of national, provincial and local housing markets and mortgage market trends. These reports contain data and analysis essential for understanding current and future housing market trends nationally and in your local market.

LOCAL MARKET REPORTS (available from the Toronto office)

- *Real Estate Forecast*
- *Builders Forecast*
- *Local Housing Market Report*
- *Rental Market Report*

NATIONAL REPORTS (available from the Market Analysis Centre in Ottawa)

- *National Housing Outlook*
- *Mortgage Market Trends*

TO ORDER: Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 748-2402). Should you require reports for other metropolitain areas in Canada, please call the appropriate local CMHC office.

VACANCY SUMMARY TABLES

SUMMARY RESULTS, BACHELOR UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1992

ZONE	LOCATION	PREVIOUS VACANCY RATES APRIL 1990	OCTOBER 1990	APRIL 1991	OCTOBER 1991	APRIL 1992 SUMMARY APRIL 1992	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	.5	2.0	3.3	3.1	4.0	259	6390
2	Toronto (East)	1.0	1.3	2.2	2.3	4.7	57	1229
3	Toronto (North)	.4	.8	.7	.8	1.3	61	4744
4	Toronto (West)	1.8	1.9	4.1	6.3	5.6	236	4210
1-4	**Toronto City**	**.9**	**1.6**	**2.7**	**3.1**	**3.7**	**613**	**16573**
5	Etobicoke (South)	.0	1.9	2.3	1.4	2.8	22	803
6	Etobicoke (Central)	.0	2.4	.8	.5	3.4	6	180
7	Etobicoke (North)	.0	.0	.0	.0	.0	0	28
5-7	**Etobicoke City**	**.0**	**2.0**	**1.9**	**1.2**	**2.8**	**28**	**1011**
8	York City	.3	.9	2.2	3.6	1.9	32	1672
9	East York (Borough)	.4	.6	1.3	.8	1.6	18	1134
10	Scarborough (Central)	.7	1.8	1.3	.6	2.9	11	378
11	Scarborough (North)	.0	.0	.0	1.2	.0	0	85
12	Scarborough (East)	.0	.0	4.1	1.2	5.8	11	183
10-12	**Scarborough City**	**.4**	**1.0**	**1.9**	**.9**	**3.3**	**22**	**647**
13	North York (Southeast)	.7	.7	.0	.0	1.1	2	179
14	North York (Northeast)	.0	.5	.5	.5	.5	1	206
15	North York (Southwest)	.0	.0	.0	.0	.6	2	350
16	North York (N. Central)	.0	.6	2.4	.0	1.4	2	171
17	North York (Northwest)	.4	1.1	1.4	1.7	.5	1	214
13-17	**North York City**	**.2**	**.5**	**.8**	**.5**	**.7**	**8**	**1121**
1-17	**Metropolitan Toronto**	**.7**	**1.4**	**2.4**	**2.8**	**3.3**	**721**	**22158**
18	Mississauga (South)	.0	.0	1.1	4.2	.3	1	307
19	Mississauga (Northwest)	.0	.0	3.0	3.0	.0	0	34
20	Mississauga (Northeast)	.4	.0	1.3	.8	7.2	30	424
18-20	**Mississauga City**	**.2**	**.0**	**1.3**	**2.4**	**4.1**	**31**	**764**
21	Brampton (West)	.6	.0	.0	.7	5.4	9	167
22	Brampton (East)	.0	.0	4.3	4.3	2.9	2	70
21-22	**Brampton City**	**.4**	**.0**	**1.3**	**1.9**	**4.7**	**11**	**237**
23	Oakville Town	.0	.8	3.0	.9	2.6	3	120
24	Caledon	9.1	.0	.0	.0	20.0	2	10
25	R. Hill, Vaughan, King	.0	1.0	.0	.0	1.0	1	107
26	Aurora, Newm., Whit-St.	.0	2.9	2.2	1.3	.0	0	82
27	Markham Town	.0	.0	.0	.0	.0	0	8
25-27	**York Region**	**.0**	**1.8**	**1.0**	**.5**	**.6**	**1**	**197**
28	Pickering, Ajax, Uxbridge	.0	.0	.0	7.1	.0	0	14
29	Milton, Halton Hills	.0	3.0	.0	3.4	3.9	1	30
30	Orangeville	.0	.0	12.0	12.2	7.0	4	59
31	Bradford, W. Gwillimbury	4.3	8.7	.0	.0	3.8	1	30
18-31	**Remaining Toronto CMA**	**.3**	**.6**	**1.8**	**2.3**	**3.8**	**55**	**1462**
1-31	**Toronto CMA**	**.7**	**1.4**	**2.4**	**2.7**	**3.3**	**776**	**23619**

* Sample too small or not available
NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 1-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1992

		PREVIOUS VACANCY RATES				APRIL 1992 SUMMARY		
ZONE	LOCATION	APRIL 1990	OCTOBER 1990	APRIL 1991	OCTOBER 1991	APRIL 1992	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	1.1	1.6	1.7	2.4	2.9	416	14438
2	Toronto (East)	.8	1.0	2.4	1.3	1.8	51	2845
3	Toronto (North)	.2	.2	.4	.3	.7	107	14581
4	Toronto (West)	1.0	2.1	2.7	2.8	2.6	279	10800
1-4	**Toronto City**	**.7**	**1.2**	**1.6**	**1.7**	**2.0**	**853**	**42664**
5	Etobicoke (South)	1.0	.9	.9	1.8	2.8	132	4787
6	Etobicoke (Central)	.0	.0	.2	.8	.7	29	4144
7	Etobicoke (North)	.5	.2	.5	.8	1.2	10	822
5-7	**Etobicoke City**	**.5**	**.4**	**.6**	**1.3**	**1.8**	**171**	**9752**
8	York City	.5	.4	.7	1.4	1.6	131	8390
9	East York (Borough)	.2	.1	.3	.5	.5	53	9690
10	Scarborough (Central)	.2	.2	.6	1.7	2.8	174	6272
11	Scarborough (North)	.6	.3	3.4	2.2	2.8	58	2080
12	Scarborough (East)	.0	.4	.4	1.5	1.2	33	2826
10-12	**Scarborough City**	**.2**	**.3**	**1.1**	**1.7**	**2.4**	**265**	**11179**
13	North York (Southeast)	1.5	.8	2.6	2.0	2.7	160	5923
14	North York (Northeast)	.2	.1	.1	.8	1.4	52	3799
15	North York (Southwest)	.0	.3	.5	.5	1.4	55	3849
16	North York (N. Central)	.1	.1	.2	.1	.2	9	4309
17	North York (Northwest)	.3	.5	1.1	2.0	1.9	90	4812
13-17	**North York City**	**.5**	**.4**	**1.1**	**1.2**	**1.6**	**366**	**22693**
1-17	**Metropolitan Toronto**	**.5**	**.7**	**1.1**	**1.4**	**1.8**	**1840**	**104368**
18	Mississauga (South)	.2	.3	.8	1.0	.8	41	4867
19	Mississauga (Northwest)	3.3	5.6	7.1	4.1	2.0	27	1326
20	Mississauga (Northeast)	3.3	3.1	5.0	1.3	2.1	81	3856
18-20	**Mississauga City**	**1.9**	**2.1**	**3.4**	**1.5**	**1.5**	**149**	**10049**
21	Brampton (West)	.5	1.3	2.8	6.0	4.2	88	2122
22	Brampton (East)	.2	.5	1.2	3.6	6.3	60	956
21-22	**Brampton City**	**.4**	**1.1**	**2.3**	**5.3**	**4.8**	**148**	**3078**
23	Oakville Town	.4	.2	.7	1.0	1.6	21	130
24	Caledon	.0	.0	.0	.0	.0	0	23
25	R. Hill, Vaughan, King	.0	.4	.6	.2	.3	2	669
26	Aurora, Newm., Whit-St.	.2	1.6	2.6	3.8	2.0	14	668
27	Markham Town	.3	.7	.0	.0	.3	1	306
25-27	**York Region**	**.1**	**1.0**	**1.3**	**1.6**	**1.0**	**17**	**1644**
28	Pickering, Ajax, Uxbridge	.5	3.1	5.1	6.6	5.1	17	331
29	Milton, Halton Hills	.5	.0	1.3	1.5	1.4	8	545
30	Orangeville	.0	.4	3.3	1.7	3.0	10	342
31	Bradford, W. Gwillimbury	2.1	2.5	3.3	1.9	6.3	18	281
18-31	**Remaining Toronto CMA**	**1.2**	**1.6**	**2.8**	**2.3**	**2.2**	**387**	**17600**
1-31	**Toronto CMA**	**.6**	**.8**	**1.4**	**1.5**	**1.8**	**2227**	**121968**

* Sample too small or not available
NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 2-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1992

		PREVIOUS VACANCY RATES				APRIL 1992 SUMMARY		
ZONE	LOCATION	APRIL 1990	OCTOBER 1990	APRIL 1991	OCTOBER 1991	APRIL 1992	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	1.2	2.0	3.3	2.7	2.3	137	5829
2	Toronto (East)	.1	.1	3.2	1.4	1.5	21	1425
3	Toronto (North)	.4	.9	1.5	.8	1.1	97	8830
4	Toronto (West)	1.2	1.8	2.8	2.5	5.2	262	5035
1-4	**Toronto City**	**.8**	**1.4**	**2.4**	**1.8**	**2.4**	**517**	**21119**
5	Etobicoke (South)	.4	.6	1.5	1.5	.7	32	4661
6	Etobicoke (Central)	.1	.1	.4	.3	.5	39	7545
7	Etobicoke (North)	1.3	1.6	2.6	9.1	4.0	148	3707
5-7	**Etobicoke City**	**.5**	**.5**	**1.2**	**2.7**	**1.4**	**219**	**15913**
8	York City	.2	.6	.4	2.0	.7	43	6260
9	East York (Borough)	.1	.2	.3	.3	.3	18	6196
10	Scarborough (Central)	.2	.3	.3	.9	.5	34	6281
11	Scarborough (North)	.3	1.5	2.5	2.9	2.5	96	3871
12	Scarborough (East)	.1	1.2	1.1	2.6	2.4	137	5630
10-12	**Scarborough City**	**.2**	**.9**	**1.1**	**2.0**	**1.7**	**268**	**15782**
13	North York (Southeast)	.6	.3	.3	.8	1.1	95	8817
14	North York (Northeast)	.5	.3	.5	1.2	.7	38	5696
15	North York (Southwest)	.4	.0	.6	.3	1.4	64	4570
16	North York (N. Central)	.2	.1	.2	.4	.2	13	5645
17	North York (Northwest)	.2	.4	1.2	1.0	1.1	68	6384
13-17	**North York City**	**.4**	**.3**	**.5**	**.8**	**.9**	**279**	**31111**
1-17	**Metropolitan Toronto**	**.4**	**.7**	**1.1**	**1.6**	**1.4**	**1344**	**96381**
18	Mississauga (South)	.3	.7	.8	1.0	1.1	58	5429
19	Mississauga (Northwest)	2.3	6.2	10.5	5.6	2.4	50	2055
20	Mississauga (Northeast)	4.2	2.4	5.1	5.0	4.7	408	8648
18-20	**Mississauga City**	**2.6**	**2.3**	**4.3**	**3.7**	**3.2**	**516**	**16132**
21	Brampton (West)	1.4	.9	1.2	2.1	2.3	65	2816
22	Brampton (East)	.3	1.5	4.4	5.3	6.5	133	2042
21-22	**Brampton City**	**.9**	**1.1**	**2.6**	**3.5**	**4.1**	**198**	**4858**
23	Oakville Town	.3	.7	1.3	1.1	1.4	34	2501
24	Caledon	.0	.0	.0	3.1	5.1	2	39
25	R. Hill, Vaughan, King	.1	.2	.9	.4	.2	2	974
26	Aurora, Newm., Whit-St.	.4	2.3	2.4	3.3	2.7	20	724
27	Markham Town	.0	.2	.0	.2	.0	0	428
25-27	**York Region**	**.2**	**.9**	**1.3**	**1.3**	**1.0**	**22**	**2126**
28	Pickering, Ajax, Uxbridge	1.2	3.2	4.5	3.1	1.4	18	1263
29	Milton, Halton Hills	.3	.4	.7	1.2	1.4	11	772
30	Orangeville	.0	.4	1.4	1.4	1.8	6	341
31	Bradford, W. Gwillimbury	.4	.8	2.0	.8	1.3	5	424
18-31	**Remaining Toronto CMA**	**1.7**	**1.8**	**3.4**	**3.1**	**2.9**	**813**	**28456**
1-31	**Toronto CMA**	**.7**	**.9**	**1.6**	**1.9**	**1.7**	**2157**	**124837**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 3-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1992

		PREVIOUS VACANCY RATES				APRIL 1992 SUMMARY		
ZONE	LOCATION	APRIL 1990	OCTOBER 1990	APRIL 1991	OCTOBER 1991	APRIL 1992	VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	1.6	1.0	1.7	2.2	3.2	17	537
2	Toronto (East)	.0	.0	.0	.0	11.3	11	97
3	Toronto (North)	.8	2.3	1.9	1.7	2.3	26	1142
4	Toronto (West)	1.1	2.7	4.3	5.8	6.2	46	734
1-4	**Toronto City**	**1.0**	**2.0**	**2.5**	**3.0**	**4.0**	**100**	**2510**
5	Etobicoke (South)	.0	.0	.0	7.9	.0	0	323
6	Etobicoke (Central)	.1	.0	.3	.3	.6	14	2259
7	Etobicoke (North)	.8	1.5	2.7	1.5	3.5	32	914
5-7	**Etobicoke City**	**.3**	**.4**	**.9**	**1.5**	**1.3**	**46**	**3496**
8	York City	1.1	.7	4.5	.4	1.1	9	838
9	East York (Borough)	.2	.0	.8	.7	.6	6	965
10	Scarborough (Central)	.1	.4	.5	.4	.8	8	956
11	Scarborough (North)	.1	.0	1.6	1.1	1.6	11	691
12	Scarborough (East)	.2	.9	1.6	1.8	.6	8	1301
10-12	**Scarborough City**	**.2**	**.5**	**1.3**	**1.2**	**.9**	**27**	**2949**
13	North York (Southeast)	.1	.1	.5	.2	1.0	19	2019
14	North York (Northeast)	.4	.2	.4	1.0	1.2	23	1947
15	North York (Southwest)	1.1	2.5	1.1	.7	.9	8	870
16	North York (N. Central)	.2	.2	.2	.4	.9	15	1716
17	North York (Northwest)	.1	1.0	1.8	2.2	2.9	42	1434
13-17	**North York City**	**.3**	**.6**	**.6**	**.8**	**1.3**	**107**	**7987**
1-17	**Metropolitan Toronto**	**.4**	**.7**	**1.2**	**1.3**	**1.6**	**296**	**18745**
18	Mississauga (South)	1.0	1.8	2.3	3.0	3.2	29	917
19	Mississauga (Northwest)	1.5	3.2	2.9	2.7	2.7	12	449
20	Mississauga (Northeast)	1.6	2.3	2.3	1.3	2.1	25	1227
18-20	**Mississauga City**	**1.4**	**2.3**	**2.4**	**2.1**	**2.6**	**67**	**2593**
21	Brampton (West)	.0	.6	1.3	2.1	4.6	21	457
22	Brampton (East)	2.1	2.2	3.7	4.8	5.6	35	620
21-22	**Brampton City**	**1.5**	**1.7**	**2.8**	**3.9**	**5.2**	**56**	**1077**
23	Oakville Town	1.0	1.5	2.1	.0	.2	1	413
24	Caledon	*	.0	.0	.0	.0	0	7
25	R. Hill, Vaughan, King	.0	.0	3.0	1.1	1.0	1	102
26	Aurora, Newm., Whit-St.	.0	2.9	1.4	7.1	4.0	3	79
27	Markham Town	.0	.0	.0	.0	.0	0	39
25-27	**York Region**	**.0**	**1.0**	**1.9**	**2.7**	**1.9**	**4**	**220**
28	Pickering, Ajax, Uxbridge	6.6	13.2	25.4	18.6	12.1	113	931
29	Milton, Halton Hills	3.2	.0	.0	.0	.0	0	67
30	Orangeville	.0	.0	.0	4.0	3.7	2	54
31	Bradford, W. Gwillimbury	2.1	.0	2.1	.0	2.2	1	51
18-31	**Remaining Toronto CMA**	**2.2**	**3.8**	**6.4**	**5.2**	**4.5**	**244**	**5414**
1-31	**Toronto CMA**	**.8**	**1.4**	**2.3**	**2.1**	**2.2**	**540**	**24159**

* Sample too small or not available

NOTE:Totals and subtotals may not add up exactly due to rounding

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3+, AND ROW)
TORONTO CMA, APRIL 1992

ZONE	LOCATION	6+ VACANT	6+ PRIVATE 6+ APT	6+ APT PRIVATE VACANCY RATE	3+ VACANT	3+ PRIVATE 3+ APT	3+ APT PRIVATE VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW PRIVATE VACANCY RATE	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE
1	Toronto (Central)	772	26191	2.9	832	27246	3.1	0	8	.0	832	27254	3.1
2	Toronto (East)	85	4485	1.9	140	5602	2.5	0	12	.0	140	5614	2.5
3	Toronto (North)	262	27667	.9	292	29400	1.0	2	77	2.8	294	29477	1.0
4	Toronto (West)	680	18487	3.7	823	20822	4.0	1	174	.6	824	20996	3.9
1-4	**Toronto City**	**1799**	**76830**	**2.3**	**2086**	**83070**	**2.5**	**3**	**271**	**1.2**	**2089**	**83341**	**2.5**
5	Etobicoke (South)	122	9524	1.3	187	10574	1.8	0	20	.0	187	10594	1.8
6	Etobicoke (Central)	86	14107	.6	88	14161	.6	0	487	.0	88	14648	.6
7	Etobicoke (North)	187	5420	3.5	190	5471	3.5	7	569	1.2	197	6040	3.3
5-7	**Etobicoke City**	**396**	**29051**	**1.4**	**465**	**30206**	**1.5**	**7**	**1076**	**.7**	**472**	**31282**	**1.5**
8	York City	203	15684	1.3	215	17162	1.3	0	116	.0	215	17278	1.2
9	East York (Borough)	96	17841	.5	96	18026	.5	0	98	.0	96	18124	.5
10	Scarborough (Central)	213	13691	1.6	227	13888	1.6	2	274	.8	229	14162	1.6
11	Scarborough (North)	165	6727	2.5	165	6727	2.5	0	382	.0	165	7109	2.3
12	Scarborough (East)	186	9877	1.9	190	9942	1.9	18	423	4.3	208	10365	2.0
10-12	**Scarborough City**	**564**	**30295**	**1.9**	**582**	**30557**	**1.9**	**20**	**1079**	**1.9**	**602**	**31636**	**1.9**
13	North York (Southeast)	276	16925	1.6	276	16944	1.6	2	1080	.2	278	18024	1.5
14	North York (Northeast)	113	11629	1.0	114	11656	1.0	5	914	.5	119	12570	.9
15	North York (Southwest)	123	9308	1.3	129	9654	1.3	0	0	.0	129	9654	1.3
16	North York (N. Central)	37	11634	.3	40	11857	.3	0	60	.0	40	11917	.3
17	North York (Northwest)	201	12858	1.6	203	12911	1.6	14	485	2.9	217	13396	1.6
13-17	**North York City**	**749**	**62354**	**1.2**	**762**	**63022**	**1.2**	**21**	**2539**	**.8**	**783**	**65561**	**1.2**
1-17	**Metropolitan Toronto**	**3808**	**232054**	**1.6**	**4206**	**242042**	**1.7**	**51**	**5179**	**1.0**	**4257**	**247221**	**1.7**
18	Mississauga (South)	120	11394	1.1	129	11536	1.1	3	237	1.3	132	11773	1.1
19	Mississauga (Northwest)	89	3857	2.3	89	3866	2.3	10	796	1.3	99	4662	2.1
20	Mississauga (Northeast)	544	14179	3.8	544	14179	3.8	18	1159	1.6	562	15338	3.7
18-20	**Mississauga City**	**754**	**29430**	**2.6**	**763**	**29581**	**2.6**	**31**	**2192**	**1.4**	**794**	**31773**	**2.5**
21	Brampton (West)	171	5452	3.1	184	5582	3.3	16	581	2.8	200	6163	3.2
22	Brampton (East)	239	3719	6.4	239	3719	6.4	1	202	.5	240	3921	6.1
21-22	**Brampton City**	**410**	**9171**	**4.5**	**423**	**9301**	**4.5**	**17**	**783**	**2.2**	**440**	**10084**	**4.4**
23	Oakville Town	57	4286	1.3	59	4342	1.4	6	522	1.2	66	4864	1.4
24	Caledon	4	74	5.4	4	79	5.1	0	0	.0	4	79	5.1
25	R. Hill, Vaughan, King	4	1790	.2	6	1852	.3	0	0	.0	6	1852	.3
26	Aurora, Newm., Whit-St.	29	1381	2.1	36	1554	2.3	11	257	4.3	47	1811	2.6
27	Markham Town	1	781	.1	1	781	.1	0	0	.0	1	781	.1
25-27	**York Region**	**34**	**3952**	**.9**	**44**	**4187**	**1.0**	**11**	**257**	**4.3**	**55**	**4444**	**1.2**
28	Pickering, Ajax	147	2506	5.9	148	2540	5.8	1	84	1.2	149	2624	5.7
29	Milton, Halton Hills	20	1300	1.5	20	1416	1.4	1	33	3.0	21	1449	1.4
30	Orangeville	21	742	2.8	22	796	2.8	0	37	.0	22	833	2.7
31	Bradford, W. Gwillimbury	16	643	2.5	25	786	3.2	0	10	.0	25	796	3.2
18-31	**Remaining Toronto CMA**	**1463**	**52104**	**2.8**	**1508**	**53028**	**2.8**	**67**	**3918**	**1.7**	**1576**	**56946**	**2.8**
1-31	**Toronto CMA**	**5271**	**284157**	**1.9**	**5714**	**295069**	**1.9**	**119**	**9097**	**1.3**	**5833**	**304165**	**1.9**

* Sample size too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

TORONTO CMA VACANCY RATES
PRIVATE APARTMENTS—SIX UNITS AND OVER
1981-1992

	1981		1982		1983		1984		1985		1986		1987		1988		1989		1990		1991		1992
	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr
Toronto City	.4	.4	.5	.6	1.1	.7	.6	.6	.5	.4	.4	.2	.3	.2	.3	.3	.3	.4	.7	1.1	1.8	1.8	2.3
Scarborough	.4	.3	.2	.5	1.5	.7	.6	.3	.4	.2	.1	.1	.0	.0	.0	.1	.0	.2	.2	.6	1.1	1.8	1.9
North York	.3	.2	.1	.2	.5	.9	.8	.3	.3	.1	.1	.1	.0	.0	.1	.1	.1	.1	.4	.3	.7	1.4	1.2
East York	.1	.0	.0	.2	.3	.1	.1	.2	.1	.1	.0	.1	.1	.0	.1	.0	.1	.0	.2	.2	.4	.5	.5
Etobicoke	.3	.3	.5	.9	1.5	1.1	.3	.2	.2	.1	.1	.1	.0	.2	.1	.1	.1	.1	.3	.4	.7	1.7	1.4
York City	.5	.3	.3	.3	.7	.6	.8	.4	.4	.2	.0	.0	.3	.0	.1	.1	.1	.1	.3	.5	.8	.9	1.3
METRO TORONTO	.3	.3	.3	.5	.9	.8	.6	.4	.3	.2	.1	.1	.1	.1	.2	.1	.2	.2	.5	.6	1.1	1.4	1.6
Mississauga	.8	.3	1.1	2.6	3.4	2.6	2.7	1.7	1.0	.8	1.0	.2	.2	.1	.3	.4	.3	1.1	2.2	2.2	3.7	2.8	2.6
Brampton	.1	.3	.1	.4	3.6	3.0	1.5	3.1	3.2	2.7	1.0	.4	.1	.3	.3	.3	.3	.3	.8	1.1	2.5	4.2	4.5
Caledon	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.3	.0	1.3	.0	.0	.0	.0	.0	.0	.0	1.3	.0	.0	1.7	5.4
Oakville	.8	.3	.5	.4	1.0	.5	.5	.2	.4	.5	.3	.3	.3	.1	.3	.4	1.2	.8	.4	.6	1.2	.9	1.3
Markham	.2	.0	.0	.1	.5	.6	.4	.5	.0	.0	.4	.5	.0	.0	.2	.1	.0	.4	.1	.4	.0	.1	.1
Aurora, Newmarket	N/A	N/A	N/A	N/A	N/A	.3	.1	.0	.0	N/A	.1	.1	N/A	N/A	.2	.9	.1	.6	.3	2.0	2.3	3.4	2.1
Richmond Hill	.0	.0	.0	.5	.9	.3	1.0	.2	.1	.0	.0	.1	.0	.1	.0	.0	.0	.1	.1	.3	.7	.3	.2
Ajax/Pickering	N/A	N/A	N/A	N/A	N/A	2.2	3.3	1.2	.8	.0	.1	.1	.0	.0	.1	.1	.7	3.4	3.3	7.3	12.8	9.3	5.9
Milton/Halton Hills	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.2	.1	.0	.5	.3	.2	.8	1.0	1.5
Orangeville	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.1	.0	.0	.0	.0	.2	2.7	2.2	2.8
Bradford	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.3	.0	.0	.3	1.0	1.5	2.1	.3	2.5
TORONTO CMA	.4	.3	.4	.7	1.2	1.0	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	.9	1.5	1.7	1.9

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JANUARY 1992
APRIL 1992

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Hamilton CMA *	40920	581	1.4	43449	709	1.6	3392	63	1.9
Hamilton CMA *	40794	883	2.2	43322	1061	2.4	3318	69	2.1
Kitchener CMA *	25237	1066	4.2	26422	1102	4.2	4115	177	4.3
London CMA *	36515	1489	4.1	40068	1648	4.1	5984	232	3.9
Oshawa CMA *	10103	453	4.5	10787	474	4.4	1838	29	1.6
Ottawa CMA (Ontario Part) *	57973	735	1.3	62078	852	1.4	10139	71	.7
St. Catharines CMA *	13783	375	2.7	16739	491	2.9	1120	21	1.9
Sudbury CMA *	7542	165	2.2	9742	208	2.1	967	3	.3
Thunder Bay CMA *	4271	74	1.7	5323	113	2.1	364	7	1.9
Toronto CMA *	284163	5271	1.9	295075	5714	1.9	9097	119	1.3
Windsor CMA *	12280	395	3.2	14212	517	3.6	550	14	2.5
Sub-Total CMAs	492661	10906	2.2	523768	12180	2.3	37492	742	2.0
CAs 50,000+ Population									
Barrie CA *	2820	68	2.4	3245	89	2.7	373	8	2.1
Belleville CA *	5603	102	1.8	6400	120	1.9	79	3	3.8
Brantford CA *	3759	65	1.7	4639	81	1.8	835	29	3.5
Cornwall CA *	2102	113	5.4	3467	193	5.6	45	3	6.7
Guelph CA *	6399	107	1.7	6763	109	1.6	1243	9	.7
Kingston CA *	9574	244	2.5	11229	271	2.4	474	19	4.0
North Bay CA *	2273	80	3.5	3252	105	3.2	396	0	.0
Peterborough CA *	4101	142	3.5	5046	195	3.9	359	35	9.7
Sarnia CA *	4852	122	2.5	5338	148	2.8	1148	25	2.2
Sault Ste. Marie CA *	3956	86	2.2	4781	116	2.4	215	0	.0
Sub-Total CAs 50,000+	45439	1129	2.5	54160	1427	2.6	5167	131	2.5

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.
Calculation of vacancy rates are rounded according to an algorithm designed by CMHC's Statistical Services Division and applied to all vacancy rates

(continued) ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JANUARY 1992
APRIL 1992

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Brockville CA	1987	59	3.0	2312	64	2.8	45	0	.0
Chatham CA *	2939	95	3.2	3969	116	2.9	93	3	3.2
Cobourg CA	800	27	3.4	852	28	3.3	18	0	.0
Collingwood CA	551	20	3.7	720	39	5.3	47	9	19.1
Dunnville Town	67	0	.0	82	0	.0	**	1	**
Elliot Lake CA	1397	250	17.9	1413	255	18.1	619	292	47.2
Haileybury CA	203	30	14.8	364	34	9.3	0	0	.0
Haldimand Town	294	4	1.4	317	4	1.3	0	0	.0
Hawkesbury CA	392	12	3.1	632	20	3.2	**	0	**
Huntsville Town	204	22	10.8	278	30	10.8	19	6	31.6
Kapuskasing CA	333	97	29.3	625	133	21.2	0	0	.0
Kenora CA	199	3	1.5	293	4	1.4	0	0	.0
Kirkland Lake CA	484	56	11.5	957	122	12.8	0	0	.0
Leamington CA *	879	58	6.6	962	66	6.9	**	0	**
Lindsay CA	1096	32	2.9	1368	37	2.7	**	0	**
Midland CA	876	25	2.8	1114	43	3.9	50	0	.0
Nanticoke City	105	1	1.0	141	1	.7	0	0	.0
Orillia CA	1064	39	3.7	1556	71	4.6	269	4	1.5
Owen Sound CA	1266	33	2.6	1679	59	3.5	18	0	.0
Pembroke CA (Ontario Part)	688	6	.9	933	6	.6	31	0	.0
Port Hope Town	217	17	7.8	225	17	7.6	**	0	**
Simcoe CA	359	1	.3	543	1	.2	44	0	.0
Stratford CA	1799	34	1.9	2093	44	2.1	114	6	5.3
Tillsonburg CA	716	24	3.4	840	36	4.3	51	1	2.0
Timmins CA	940	55	5.9	1638	88	5.4	203	4	2.0
Wallaceburg CA	377	28	7.4	472	34	7.2	103	5	4.9
Woodstock CA *	1373	38	2.8	1701	58	3.4	892	35	3.9
Sub-Total CA's etc. 10,000 to 50,000 Population	21605	1066	4.9	28079	1410	5.0	2643	366	13.8
Sub-Total All CAs etc.	67044	2195	3.3	82239	2837	3.4	7810	497	6.4
TOTAL Ontario	559705	13101	2.3	606007	15017	2.5	45302	1239	2.7

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

** Results cannot be released where obtained from 3 or fewer structures.

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.
Vacancy rates are calculated from unrounded data.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1982	1983		1984		1985		1986		1987		1988		1989		1990		1991		1992	
	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	
Barrie	.1	.4	.0	.1	.1	.0	.2	.4	.0	.1	.2	1.9	.2	.0	.1	1.8	2.1	2.7	3.1	2.4	Barrie
Belleville	***	***	***	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	.5	1.2	1.2	2.3	1.5	1.8	Belleville
Brantford	1.9	1.8	2.3	2.5	1.5	1.0	.4	.5	.3	.1	.2	.4	.4	.5	.3	.5	.7	1.9	2.5	1.7	Brantford
Calgary*	6.3	11.7	12.3	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	Calgary*
Chicoutimi-Jonquier*	4.7	3.5	2.3	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	Chicoutimi-Jonquiere*
Cornwall	1.2	3.2	1.2	1.0	.6	1.2	2.8	1.3	1.2	.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	Cornwall
Edmonton*	4.6	7.5	9.5	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	Edmonton*
Guelph	1.1	1.9	.4	.3	.2	.6	.1	.4	.1	.0	.2	.1	.1	.0	.1	.2	1.1	.3	.5	1.7	Guelph
Halifax*	.6	2.1	.9	.9	.4	.7	.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	Halifax*
Hamilton*	.6	1.2	.8	.9	.5	.4	.4	.5	.3	.3	.3	.3	.4	.4	.5	.7	1.2	1.3	1.4	2.2	Hamilton*
Kingston	1.2	1.1	.1	.1	.1	.7	1.3	1.8	1.3	1.7	1.1	1.2	.4	.9	.3	.9	.8	1.1	1.6	2.5	Kingston
Kitchener*	1.0	2.2	.9	.7	.6	.4	.4	.4	.2	.4	.2	.5	.4	.5	.6	1.3	1.3	4.9	4.4	4.2	Kitchener*
London*	3.0	3.3	2.8	2.4	1.0	.9	.4	.5	.7	1.0	1.0	.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	London*
Montreal*	2.7	2.6	3.2	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	Montreal*
North Bay	.3	.8	.5	.5	.3	.4	.2	.3	.7	1.1	.4	.4	1.4	1.5	.4	1.7	.1	.8	.7	3.5	North Bay
Oshawa*	.5	1.3	1.5	1.5	.3	.1	.1	.2	.2	.1	.3	.3	.4	.2	.7	1.5	1.6	3.7	3.4	4.5	Oshawa*
Ottawa-Hull*	.3	.3	.3	.3	.4	1.1	.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	Ottawa-Hull*
Ottawa*	.2	.3	.3	.3	.3	.9	.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	.5	1.1	.7	1.3	Ottawa*
Hull*	.5	.7	.7	.7	.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	Hull*
Peterborough	.7	1.8	.7	.4	.4	.6	.4	1.5	1.1	.9	.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	Peterborough
Quebec City*	4.8	3.7	5.2	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	Quebec City*
Regina*	.3	2.6	2.1	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	Regina*
St. Catharines-Niagara*	1.6	3.0	1.0	1.0	.8	.6	.3	.7	.8	1.0	.5	1.2	1.0	1.1	.9	1.6	1.9	2.6	2.7	2.7	St. Catharines-Niagara*
St. John*	2.1	4.0	3.9	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	St. John*
St. John's*	1.1	5.1	4.2	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	St. John's*
Sarnia	1.4	1.9	2.8	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	Sarnia
Saskatoon*	1.1	3.4	2.3	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	7.7	Saskatoon*
Sault Ste. Marie	4.5	7.3	5.7	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	.5	.3	.2	.2	.7	.8	1.5	1.7	2.2	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	9.3	Sherbrook
Sudbury*	1.5	1.9	.5	.9	.8	1.0	.6	1.0	.9	1.1	1.0	1.2	.3	.8	.3	.5	.7	.9	.5	2.2	Sudbury*
Thunder Bay*	.6	1.3	.4	1.4	.4	.4	.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	.6	1.4	.9	1.2	.7	1.7	Thunder Bay*
Toronto*	.7	1.2	1.0	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	.9	1.5	1.7	1.9	Toronto*
Trois Rivieres*	4.8	4.6	4.4	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	Trois Rivieres*
Vancouver*	1.9	2.6	1.3	2.4	2.2	2.8	2.2	.9	.9	2.3	1.1	1.0	.4	.5	.4	.9	.9	2.3	2.2	2.8	Vancouver*
Victoria*	1.5	2.7	1.1	3.7	2.2	3.3	1.9	2.1	.6	1.1	.4	1.0	.3	.7	.2	.7	.3	1.4	.8	2.7	Victoria*
Windsor*	3.4	2.7	2.0	1.0	.7	.7	.7	.5	1.0	1.1	.7	1.1	.8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	Windsor*
Winnipeg*	1.4	1.4	.9	1.0	.8	.9	.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	5.9	Winnipeg*
TOTAL (CMA's only)	2.1	2.7	2.7	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	3.3	3.8	4.4	4.4	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

TORONTO CMA ZONE BOUNDARIES

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit (West Side)	Bathurst St.	Lake Ontario	City Limit	3-10, 40-58, 93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353, 369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307, 321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310, 317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515, 540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532

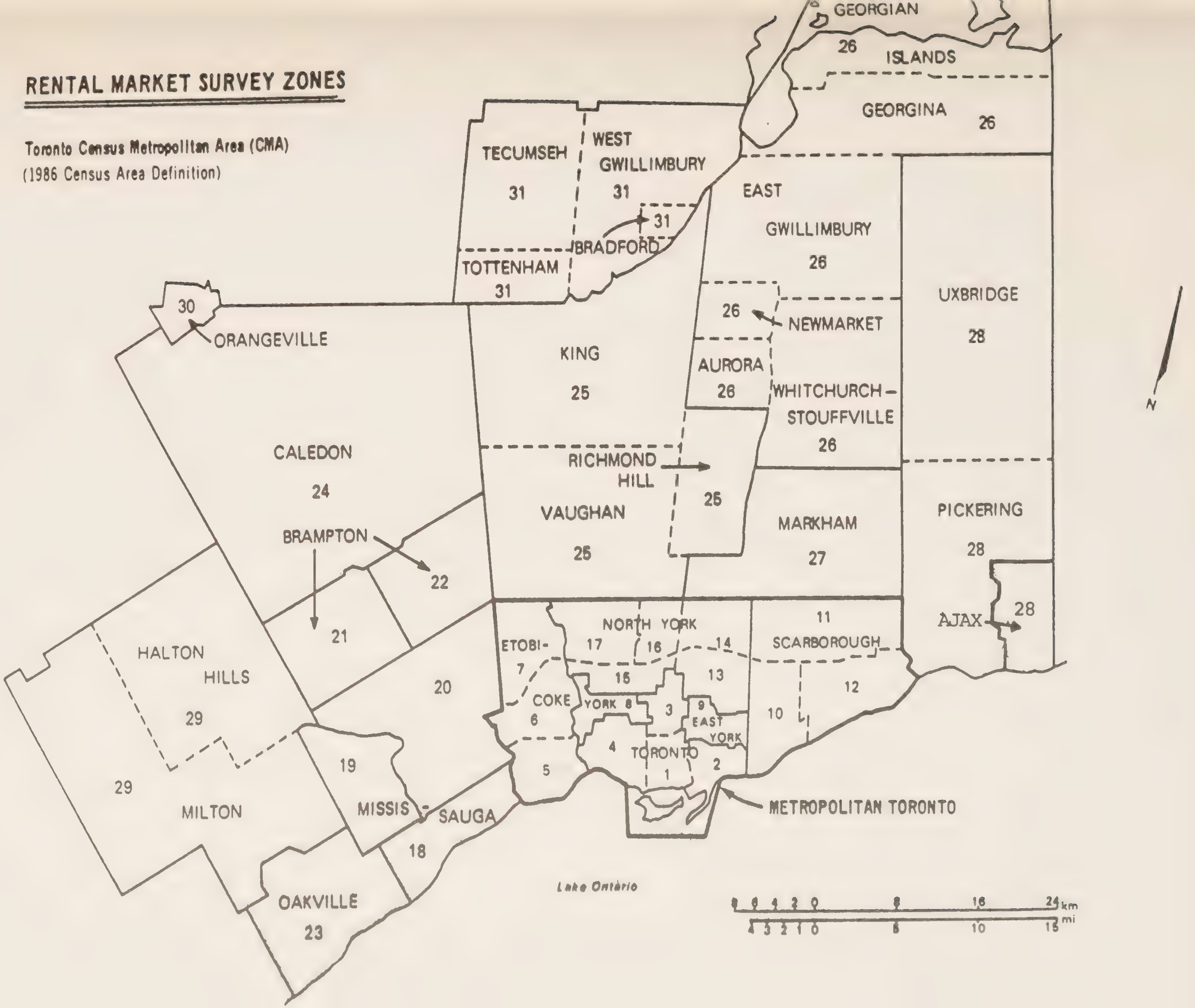
TORONTO CMA ZONE BOUNDARIES (continued)

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
21	Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill					420-424
	Vaughan					410-413
	King					460-461
26	Aurora					440-442
	Newmarket					450-452
	Whitchurch-Stouffville					430-431
	East Gwillimbury					455-456
	Georgina Township					470-475
	Georgina Island					476
27	Markham Town					400-403
28	Pickering*					800-801, 803-804 807, 805, 806*, 820*
	Ajax*					810-812, 805*, 806*, 820*
	Uxbridge					830-831
29	Milton					620-626
	Halton Hills					630-637
30	Orangeville					590-592
31	Bradford/West Gwillimbury					480-482
	New Tecumseth (Alliston, Beeton, Tecumseth, Tottenham)					483, 484

* Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary

RENTAL MARKET SURVEY ZONES

Toronto Census Metropolitan Area (CMA)
(1986 Census Area Definition)



Canada

CMHC SCHL
Helping to house Canadians

October 1992

Toronto CMA

RENTAL MARKET REPORT

HIGHLIGHTS OF THE OCTOBER 1992 RENTAL MARKET SURVEY Toronto CMA

- The vacancy rate in October 1992 was 2.2% for privately initiated rental apartment structures with three or more units in the Toronto CMA.

- The rate is up from the 1.9% recorded in April 1992 and from the 1.8% logged in October 1991.

- The 2.2% rate is the highest in Toronto since December 1972, when the rate was 2.5%. At that time, vacancy rates were recorded in June and December.

- The vacancy rate is no longer the tightest major metropolitan area in Canada. It follows Ottawa (1.3%), Victoria (1.5%), and Vancouver (1.6%).

- The Toronto CMA has very little ongoing private rental construction, but the assisted rental construction component of the market has increased dramatically.

- The vacancy rate is forecast to rise to 2.4% in April 1993 and 2.7% in October 1993.

- Average rents for all occupied units are up approximately 2-4 per cent.

- Average rents for vacant units fell, up to 8 per cent for 2-bedroom units.

- The turnover rate in the Toronto CMA was 1.8% during September 1992, unchanged from September 1991.

- The vacancy rate of publicly initiated structures was 1.2%, more than double the 0.5% recorded 18 months ago.

PLEASE NOTE: Starting with the April 1990 Survey, CMHC has included all information for apartment structures of 3 units or more instead of 6 units or more to reflect a broader scope of the rental stock. Historical data is only available back to April 1987 when CMHC began surveying these smaller structures. Tables in this report which show a ten-year historical record refer to apartments of six units or more for consistency of the data presented.

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January 1993

CMHC RENTAL MARKET SURVEY — Toronto CMA

OCTOBER 1992

We are pleased to provide you with the results of our semi-annual Rental Market Survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing three or more self-contained units and row structures. Privately initiated and assisted rental structures were surveyed in the October 1992 survey.

Vacancy rates for privately and publicly initiated units were recorded in the October 1992 survey. Average rents for vacant and all units were collected for privately initiated structures only. In addition, turnover rates for privately initiated structures have been monitored for the Toronto CMA.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 255.

J. A. Jarvis
Manager
Toronto Branch

Canada 125

VACANCY RESULTS

The vacancy rate in the Toronto Census Metropolitan Area (CMA) was 2.2% in October 1992. The vacancy rate is up from the 1.9% recorded in April 1992 and the 1.8% logged a year ago. The 2.2% rate means that out of every 1000 privately initiated rental apartments in structures of three or more units, 22 were vacant and available for rent. Out of a total supply of 295,149 private rental apartments, 6,478 were vacant and available for immediate rental during the survey period of October 5 to October 16, 1992.

This is the highest vacancy rate recorded in the Toronto CMA since December 1972, when the vacancy rate was 2.5%. At that time, vacancy rates were recorded in June and December.

The vacancy rate continues to climb in the Toronto area as rental demand has weakened. There are several reasons for the increase in the vacancy rate. Firstly, there has been a thinning of the renter population in recent years as some renters have been moving into the homeownership market. Improved affordability created by lower prices and lower interest rates have made homeownership an attractive option for renters, particularly throughout 1992. Secondly, a substantial drop in employment in the 15 to 24 year old age group has reduced household formation. And finally, a continuing oversupply of condominiums being rented and completions of assisted rental housing have added to the supply of rental housing at a time of weaker demand.

Vacancy rates in most submarkets within the Toronto area have increased over the past six months. However, some areas continue to be tight. The Richmond Hill/Vaughan area has the lowest vacancy rate in the Toronto CMA at 0.2%, followed by Markham (0.3%), and East York (1.1%). The highest vacancy rates in the Toronto CMA were recorded in Ajax/Pickering (7.3%), Brampton (4.1%), and Mississauga (3.1%), mainly due to newer, highrise higher-priced rental stock.

The following is a list of the vacancy rates for privately initiated apartment structures of three or more units within the Toronto CMA:

VACANCY RATES IN TORONTO CMA PRIVATE APARTMENTS – THREE UNITS AND OVER OCTOBER 1992

Area/Municipality	April 1992	October 1992
Toronto (City)	2.5%	2.5%
Etobicoke	1.5%	1.9%
York (City)	1.3%	2.5%
East York	0.5%	1.1%
Scarborough	1.9%	1.7%
North York	1.2%	1.5%
Metropolitan Toronto	**1.7%**	**2.0%**
Mississauga	2.6%	3.1%
Brampton	4.5%	4.1%
Oakville	1.4%	2.1%
Markham	0.1%	0.3%
Richmond Hill/Vaughan	0.3%	0.2%
Aurora/Newmarket	2.3%	2.3%
York Region	1.0%	1.0%
Ajax/Pickering	5.8%	7.3%
Toronto Census Metropolitan Area	**1.9%**	**2.2%**

In addition to rents and vacancies of private rental structures, CMHC surveyed the vacancy rates of assisted rental structures in the October 1992 Rental Market Survey. Assisted rental structures include FP (federal/provincial) projects, non-profit co-operatives, CMHC sponsored projects, limited dividend housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government). The vacancy rate in assisted rental structures has more than doubled in an 18-month period from 0.5% in April 1991 to 1.2% in October 1992.

Generally, vacancy rates are relatively low in publicly initiated units. Most of their tenants are low income households who are unable to afford private market accommodation and who's rents are based on "rent-geared-to-income" (RGI). Demand for RGI units usually exceeds available supply and vacancies are quickly filled from waiting lists. Within subsidized units, there are some vacancies, however, the majority of these vacancies are due to locations or bedroom types which do not match client demand.

In addition, many assisted rental projects, such as non-profits and co-operatives, have a component of market housing—that is, tenants paying market rents.

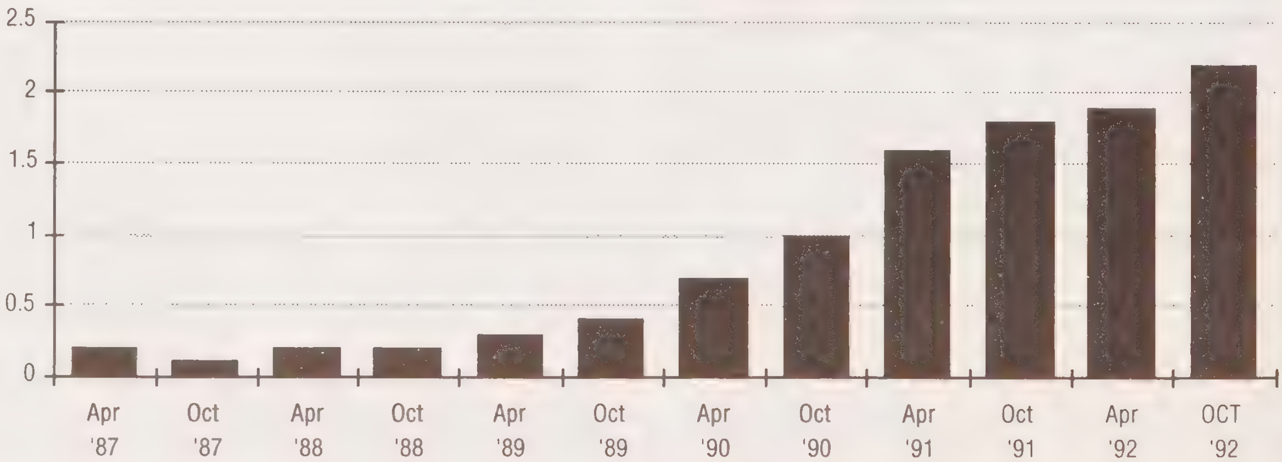
It is in the market rent units where vacancies have increased in the last 18 months.

The rise in the private market vacancy rate is attributable to the combination of soft rental demand and the increase in the supply of assisted rental projects which have been recently completed. In 1990, 2,061 assisted rental units were completed in the Toronto CMA. In 1991, the number of assisted rental completions climbed to 3,662—an increase of 78%. In 1992, 5,155 units were completed—a further increase of 41%. In addition, there are currently approximately 8,000 units under construction and yet to be completed in the Toronto CMA, as well as another 7,500 units forecast to start in 1993. Demographic factors suggest that annual rental demand for the Toronto CMA is approximately 7,000 units per year. During 1992 and 1993, demand is weaker than this because of the combination of job losses and movement of tenants into homeownership. In this context, the large supply of assisted rental housing is expected to allow the vacancy rate to continue to ease over the next 12 months.

VACANCY RATES BY BEDROOM TYPE — HISTORICAL COMPARISON
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1992

SURVEY DATE		BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
1987 -	APRIL	.5	.1	.2	.1	.2
	OCTOBER	.2	.1	.1	.1	.1
1988 -	APRIL	.3	.2	.2	.2	.2
	OCTOBER	.3	.2	.2	.4	.2
1989 -	APRIL	.3	.2	.2	.3	.3
	OCTOBER	.6	.4	.4	.5	.4
1990 -	APRIL	.7	.6	.7	.8	.7
	OCTOBER	1.4	.8	.9	1.4	1.0
1991 -	APRIL	2.4	1.4	1.6	2.3	1.6
	OCTOBER	2.7	1.5	1.9	2.1	1.8
1992 -	APRIL	3.3	1.8	1.7	2.2	1.9
	OCTOBER	3.2	1.9	2.1	3.1	2.2

TORONTO CMA VACANCY RATES, 1987-1992
Private Apartments - Three Units And Over



RENTS

In the October 1992 Rental Market Survey, average rents for apartments have increased but at lower rates than the 1992 rent review guideline of 6.0%. Rents have actually declined at the higher end of the rent spectrum. There have also been instances where medium and lower priced units have had rents decline due to location and increased competition. Overall, rents have increased by approximately 2-3%. The following is a summary of the rent increases compared to October 1991:

- bachelor units have increased by 1.9%.
- 1-bedroom units have increased by 2.9%.
- 2-bedroom units have increased by 3.3%.
- 3-bedroom units have increased by 2.2%.

From October 1991 to October 1992, the average rent of a vacant unit has fallen in all instances except for bachelor units. These reductions in average rent do not necessarily mean that actual rents have fallen. Rather, they indicate that because the number of vacant units has increased, there are more vacancies in lower rent ranges. Average rents for vacant units fell by 3% for 1-bedroom units and by 8% for 2 and 3-bedroom units. For 2-bedroom units, this is the fourth consecutive decline for average rents of vacant units, after peaking at over $1053 in October 1988.

The next table shows the actual average rents recorded in October 1991 and October 1992. It also depicts average rents for vacant apartment units which have fallen in the Toronto CMA over the past 12 months.

AVERAGE RENTS OF ALL UNITS AND VACANT UNITS PRIVATE APARTMENTS — THREE UNITS AND OVER TORONTO CMA, OCTOBER 1991-1992

	ALL UNITS		VACANT UNITS	
UNIT TYPE	OCT 1991	OCT 1992	OCT 1991	OCT 1992
BACHELOR	$482	$493	$487	$496
1-BEDROOM	$592	$609	$705	$685
2-BEDROOM	$730	$754	$970	$893
3-BEDROOM	$880	$899	$1058	$970

The average rent table for the Toronto CMA shows that the rents are highest within the City of Toronto, followed by Brampton, and Mississauga. Suburban locations continue to generally have higher rents because of newly constructed stock with more amenities. In comparison, downtown Toronto has higher rents because of higher land costs, location, and more renovated buildings. In the Toronto CMA, the average rents in privately initiated apartments of three or more units was $493 for a bachelor unit, $609 for a 1-bedroom, $754 for a 2-bedroom, and $899 for a 3-bedroom unit.

Some submarkets within the Toronto CMA continue to register increases at or near the statutory rent guideline. For instance, rents for 2-bedroom units have increased between 5 and 7% in Brampton, East York, Richmond Hill and North York while in some submarkets rents have fallen, such as in Etobicoke North and Oakville.

In some areas, rents are also receiving some stiff competition from the ownership market. Due to lower interest rates, house prices which have been falling since 1989, and a number of incentives by government and by the building industry to get renters into homeownership, the rental market has suffered. Some areas now have entry level product—condominiums, townhouses, and small single detached homes—which can carry like rent or close to it. In Ajax/Pickering, Mississauga, Brampton, Newmarket and even within Metro Toronto in places like Etobicoke and Scarborough, there is ownership product which competes favourably with traditional rental accommodations.

It is also expected that houses and basement apartments are competing with the conventional rental stock of three or more units. First time homebuyers often use income from a basement apartment to help cover mortgage costs. Because of very strong first time homebuying in the past year, it is very likely that this stock of housing has expanded.

AVERAGE RENTS
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA, OCTOBER 1992

ZONE	LOCATION	OCT 92 BACHELOR	OCT 92 1-BEDROOM	OCT 92 2-BEDROOM	OCT 92 3-BEDROOM
1	Toronto (Central)	$525	$682	$948	$1221
2	Toronto (East)	$451	$555	$700	$805
3	Toronto (North)	$516	$651	$889	$1323
4	Toronto (West)	$469	$586	$749	$957
1-4	**Toronto City**	**$502**	**$639**	**$861**	**$1179**
5	Etobicoke (South)	$432	$509	$621	$776
6	Etobicoke (Central)	$489	$591	$734	$901
7	Etobicoke (North)	$441	$592	$798	$828
5-7	**Etobicoke City**	**$445**	**$553**	**$716**	**$870**
8	York City	$423	$577	$715	$871
9	East York (Borough)	$476	$565	$693	$891
10	Scarborough (Central)	$503	$580	$659	$770
11	Scarborough (North)	$510	$694	$837	$943
12	Scarborough (East)	$609	$630	$753	$837
10-12	**Scarborough City**	**$536**	**$614**	**$736**	**$840**
13	North York (Southeast)	$455	$614	$735	$878
14	North York (Northeast)	$715	$656	$789	$938
15	North York (Southwest)	$435	$544	$666	$855
16	North York (N. Central)	$419	$554	$676	$826
17	North York (Northwest)	$479	$576	$675	$806
13-17	**North York City**	**$498**	**$590**	**$712**	**$866**
1-17	**Metropolitan Toronto**	**$493**	**$606**	**$748**	**$906**
18	Mississauga (South)	$480	$594	$696	$810
19	Mississauga (Northwest)	$494	$702	$851	$888
20	Mississauga (Northeast)	$530	$709	$858	$901
18-20	**Mississauga City**	**$508**	**$639**	**$802**	**$867**
21	Brampton (West)	$489	$603	$789	$1005
22	Brampton (East)	$557	$716	$823	$937
21-22	**Brampton City**	**$510**	**$639**	**$803**	**$965**
23	Oakville Town	$467	$603	$706	$900
24	Caledon	*	$544	$579	*
25	R. Hill, Vaughan, King	$516	$576	$685	$861
26	Aurora, Newm., Whit-St.	$446	$587	$768	$815
27	Markham Town	$446	$529	$586	$697
25-27	**York Region**	**$483**	**$570**	**$695**	**$814**
28	Pickering, Ajax, Uxbridge	$459	$692	$750	$822
29	Milton, Halton Hills	$407	$543	$663	$804
30	Orangeville	$474	$559	$634	$814
31	Bradford, W. Gwillimbury	$344	$517	$613	$636
18-31	**Remaining Toronto CMA**	**$493**	**$632**	**$774**	**$875**
1-31	**Toronto CMA**	**$493**	**$609**	**$754**	**$899**

* Sample too small or not available

ANALYSIS OF VACANCIES AND RENTS BY AGE OF STRUCTURE

Detailed analysis of vacancy rates shows a clear relationship between ages of buildings, vacancies, and rents. The following tables give a breakdown of age categories and corresponding vacancy rates and rents compared to the same time last year.

Vacancy rates tend to be highest in newer buildings, while buildings completed in the 1960's and early 1970's have a lower number of vacancies. Vacancies also increase in older buildings, especially those built before 1940. Older buildings often suffer vacancies due to lack of modern amenities. Alternatively, some older buildings in prime locations have been extensively renovated and have correspondingly high rents. As the market has softened, resistance has developed to high rents.

VACANCY RATES BY AGE OF STRUCTURE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA

COMPLETION DATE	ALL TYPES 1991	ALL TYPES 1992	BACHELOR 1991	BACHELOR 1992	1-BEDROOM 1991	1-BEDROOM 1992	2-BEDROOM 1991	2-BEDROOM 1992	3-BEDROOM 1991	3-BEDROOM 1992
BEFORE 1940	3.4%	4.4%	4.9%	4.5%	3.1%	4.5%	2.9%	4.2%	2.3%	4.0%
1940 - 1959	1.1%	1.9%	1.9%	3.1%	0.9%	2.0%	1.0%	1.3%	2.0%	2.1%
1960 - 1974	0.7%	1.1%	2.1%	2.4%	0.7%	1.0%	0.5%	.9%	0.8%	1.4%
1975 - 1984	4.2%	5.4%	3.4%	4.1%	4.8%	4.2%	3.8%	5.7%	4.5%	7.6%
AFTER 1984	9.8%	5.3%	5.5%	6.2%	6.7%	6.3%	11.6%	4.7%	6.6%	6.7%

Similarly, average rents can be correlated with building age. Rents tend to be higher in newer buildings—not necessarily because of prime locations—but due to construction and "start up" costs, and because more amenities and features are offered. Lower rents are concentrated in buildings built between 1940 and 1974, while buildings constructed before that time have higher rents due to renovations and prime locations.

AVERAGE RENTS BY AGE OF STRUCTURE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA

COMPLETION DATE	ALL TYPES 1991	ALL TYPES 1992	BACHELOR 1991	BACHELOR 1992	1-BEDROOM 1991	1-BEDROOM 1992	2-BEDROOM 1991	2-BEDROOM 1992	3-BEDROOM 1991	3-BEDROOM 1992
BEFORE 1940	$647	$649	$453	$453	$603	$604	$794	$822	$1032	$977
1940 - 1959	$568	$586	$442	$455	$523	$542	$633	$655	$980	$994
1960 - 1974	$639	$664	$480	$503	$572	$597	$673	$710	$828	$862
1975 - 1984	$841	$829	$593	$587	$762	$757	$889	$879	$978	$954
AFTER 1984	$1007	$983	$551	$498	$866	$867	$1003	$1028	$1083	$1126

Combining the two tables indicates that building age groups with the highest vacancy rates had low rent increases, or in fact, rent decreases. The following chart demonstrates this point.

VACANCY RATES AND RENT CHANGES BY RENT RANGE OCTOBER 1991/OCTOBER 1992 TORONTO CMA

	Vacancy Rate Oct 92	% Rent Change Oct 91/Oct 92
BEFORE 1940	4.4%	+0.3%
1940-1959	1.9%	+3.2%
1960-1974	1.1%	+3.9%
1975-1984	5.4%	-1.4%
AFTER 1984	5.3%	-2.4%

This information confirms that in those segments of the market with the highest vacancy rates, landlords have had to adopt sensitive pricing strategies. In fact, this is evidenced by a reduction in the vacancy rate, from 9.8% in October 1991 to 5.3% in October 1992, for structures built after 1984.

The following table outlines vacancy rates by rent range by bedroom type. From the data, it is possible to identify rent thresholds—that is, rent levels at which vacancy rates increase.

The rent thresholds can be identified in most cases by the rent ranges where there are significantly more vacancies. The thresholds indicate that rent levels may be above what the market can bear or that there is excess supply. In general, vacancies are attributable to rent levels. However, in some cases, rents may not be the main factor. For example, a large number of vacancies may occur in lower cost units, but due to poor location, quality and size of units, and amenities offered. The rent threshold often verges on the vacant unit average rent.

For bachelor units, there is no rent threshold, as vacancies occur in all rent ranges. The average rent of vacant unit is $496. For 1-bedroom units, the vacancy rate increases dramatically to 4.5% in the $701-800 range and the average rent of a vacant unit is $685. Therefore, the rent threshold is around $700.

For 2-bedroom units, the vacancy rate reaches 4.4% at the $801-900 range. The average rent for a vacant unit is $893. The rent threshold is approximately $850. Finally, for 3-bedroom units, the vacancy rate reaches 4.8% in the $801-900 range but the vacant unit average rent is $970. In this case, the rent threshold is also around $850 and would depend upon the building and location of which the unit was found.

VACANCY RATES BY RENT RANGE BY BEDROOM TYPE PRIVATE APARTMENTS — THREE UNITS & OVER OCTOBER 1991-1992, TORONTO CMA

	BACHELOR		1-BEDROOM		2-BEDROOM		3-BEDROOM	
RENT RANGE	OCT 91	OCT 92	OCT 91	OCT 92	OCT 91	OCT 92	OCT 91	OCT 92
$400 AND UNDER	1.7%	3.8%	1.0%	2.8%	8.5%	0.4%	*	*
$401-500	3.3%	3.2%	0.4%	0.9%	0.2%	0.4%	*	*
$501-600	3.0%	3.5%	1.0%	1.2%	0.1%	0.5%	0.1%	0.5%
$601-700	3.3%	2.8%	1.7%	2.2%	0.7%	0.6%	0.1%	0.1%
$701-800	3.3%	3.1%	4.6%	4.5%	1.8%	2.8%	1.0%	3.9%
$801-900	0.0%	0.0%	4.9%	3.3%	3.4%	4.4%	1.4%	4.8%
$901-1000	*	*	4.4%	2.4%	3.7%	4.0%	5.3%	3.9%
$1001-1100	*	*	6.5%	8.7%	11.3%	3.5%	4.3%	2.4%
$1101-1200	*	*	0.0%	6.2%	5.5%	5.4%	4.8%	5.6%
$1201-1300	*	*	0.0%	2.8%	7.2%	4.7%	6.0%	9.7%
$1301 AND OVER	*	*	4.2%	10.6%	15.3%	5.9%	4.5%	3.6%
AVERAGE RENT OF A VACANT UNIT	**$487**	**$496**	**$705**	**$685**	**$970**	**$893**	**$1058**	**$970**

* Sample size too small or not available

TURNOVER RATES

The CMHC Toronto Branch has been surveying turnover rates in October since 1990. This is done to provide a more complete measure of availability of apartments. Tenants can be vacating at the end of the month, but the apartment will not be counted as vacant, since a new tenant has signed a new lease and occupies the unit as soon as the former tenant leaves. These units do not satisfy the definition of "physically unoccupied and available for immediate rental".

In this survey, all landlords/property managers sampled in the Toronto CMA were asked if any households moved into the building in September or if any tenants moved "within" the building from one unit to another.

The CMHC Toronto Branch defines the turnover rate as the ratio of the number of units that turnover in the month to the total rental housing stock. In September 1992, the overall turnover rate for the Toronto CMA was 1.8%, unchanged from the 1.8% in September 1991. In total, 5260 units exchanged occupancy over the month of September in the Toronto CMA. If this rate is maintained during the year, approximately 20 per cent of units would turn over during the course of the year.

The highest turnover rates in the Toronto CMA were in Aurora/Newmarket (4.1%), Brampton (3.5%), and the City of York (3.5). Aurora/Newmarket's increased turnover of apartments is due to its higher vacancy rate which is creating a more competitive renting environment, thus, having an impact on tenant choices.

The lowest turnover rates tend to be in Metropolitan Toronto municipalities where location and proximity to public transportation are usually integral components to a building's successful rent up. Some communities such as Markham also show very low turnover rates due to limited rental stock and lower rents.

Within the six municipalities of Metropolitan Toronto, turnover rates in September were generally between 1 and 2 per cent, with the exception of the City of York where the rate was 3.5%. The turnover rate in Metro has actually fallen from 2.0% in September 1991 to 1.6% in September 1992.

TURNOVER RATES BY RENT RANGE
PRIVATE APARTMENTS — THREE UNITS & OVER, TORONTO CMA
TORONTO CMA, OCTOBER 1992

	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM
RENT RANGE	TURNOVER RATE	TURNOVER RATE	TURNOVER RATE	TURNOVER RATE
UNDER $401	1.4%	*	*	*
$401-500	3.1%	.6%	*	*
$501-600	3.7%	1.2%	.5%	*
$601-700	3.2%	1.9%	1.0%	*
$701-800	5.8%	2.1%	1.5%	.7%
$801-900	*	5.8%	2.6%	1.7%
$901-1000	*	*	2.7%	1.8%
$1001-1100	*	*	1.6%	1.6%
$1101-1200	*	*	2.0%	*
$1201-1300	*	*	6.3%	*
OVER $1300	*	*	*	2.8%

*Too few observations or small sample size

Turnover rates by rent range show that turnover is more prevalent in higher rent ranges. Lowest turnover rates occur in the lower rent ranges for all bedroom types, ranging from 0.5% for 2-bedroom units to 1.4% in bachelor units. It is expected that bachelor units have the highest turnover rates in lower price ranges as it currently the most volatile bedroom type with a higher vacancy rates than other bedroom types.

The distribution of turnover rates by bedroom type demonstrates that although units in lower rent ranges rarely appear to be vacant, they do change occupancy, but at a lower rate than more expensive units.

TURNOVER RATES
PRIVATE APARTMENTS — THREE UNITS AND OVER
OCTOBER 1992

ZONE	LOCATION	VACANCY RATE	OCT 91 TURNOVER RATE	OCT 92 TURNOVER RATE	HOUSEHOLDS WHO MOVED	PRIVATE UNIVERSE
1	Toronto (Central)	3.2	2.0	3.1	841	27115
2	Toronto (East)	1.7	2.3	1.5	85	5647
3	Toronto (North)	1.2	1.1	1.9	567	29504
4	Toronto (West)	3.7	1.6	2.0	416	20472
1-4	**Toronto City**	**2.5**	**1.6**	**2.3**	**1909**	**82738**
5	Etobicoke (South)	2.0	1.6	2.6	270	10565
6	Etobicoke (Central)	1.3	1.1	1.0	148	14161
7	Etobicoke (North)	3.4	2.2	2.9	165	5711
5-7	**Etobicoke City**	**1.9**	**1.5**	**1.9**	**583**	**30437**
8	York City	2.5	3.5	2.5	433	17162
9	East York (Borough)	1.1	1.2	.9	166	18014
10	Scarborough (Central)	1.2	1.7	.8	109	13887
11	Scarborough (North)	2.2	2.1	.6	41	6696
12	Scarborough (East)	2.1	.5	1.0	103	9946
10-12	**Scarborough City**	**1.7**	**1.4**	**.8**	**253**	**30529**
13	North York (Southeast)	1.7	1.1	1.0	173	17091
14	North York (Northeast)	1.6	1.6	1.2	139	11555
15	North York (Southwest)	1.2	1.2	1.1	107	9663
16	North York (N. Central)	.7	.8	.6	76	11780
17	North York (Northwest)	2.3	1.8	2.5	329	12916
13-17	**North York City**	**1.5**	**1.3**	**1.3**	**824**	**63005**
1-17	**Metropolitan Toronto**	**2.0**	**1.6**	**1.7**	**4168**	**241884**
18	Mississauga (South)	1.7	1.7	1.8	207	11572
19	Mississauga (Northwest)	5.1	4.1	2.6	100	3868
20	Mississauga (Northeast)	3.7	2.7	2.0	284	14090
18-20	**Mississauga City**	**3.1**	**2.6**	**2.0**	**591**	**29530**
21	Brampton (West)	3.6	2.8	2.0	112	5582
22	Brampton (East)	4.9	4.5	3.1	116	3719
21-22	**Brampton City**	**4.1**	**3.5**	**2.5**	**228**	**9301**
23	Oakville Town	2.1	2.0	2.5	108	4368
24	Caledon	4.2	3.7	8.3	4	48
25	R. Hill, Vaughan, King	.2	1.6	.8	14	1849
26	Aurora, Newm., Whit-St.	2.3	4.1	1.8	30	1701
27	Markham Town	.3	.8	.5	5	916
25-27	**York Region**	**1.0**	**2.5**	**1.1**	**49**	**4466**
28	Pickering, Ajax	7.3	1.4	1.6	42	2551
29	Milton, Halton Hills	2.4	2.6	4.2	60	1417
30	Orangeville	1.3	.0	.0	0	801
31	Bradford, W. Gwillimbury	3.8	2.5	1.3	10	780
18-31	**Remaining Toronto CMA**	**3.2**	**2.6**	**2.1**	**1092**	**53262**
1-31	**Toronto CMA**	**2.2**	**1.8**	**1.8**	**5260**	**295146**

STARTS AND COMPLETIONS ACTIVITY

Starts activity from January to October 1992 was up in the Toronto CMA, Metropolitan Toronto, and Peel Region but down in the other suburban regional municipalities compared to the same period in 1991. Starts were:

- up 10% in the Toronto CMA;
- up 64% in Metro Toronto;
- up 26% in Peel Region;
- down 10% in Durham Region;
- down 28% in York Region; and
- down 24% in Halton Region;

In the Toronto CMA, starts were up 10% with the bulk of the increase attributed to an 47% increase in the number of assisted rental units under construction. Singles fell slightly in the Toronto CMA compared to January to October 1991, while private rental construction improved with a co-op ILM project in Oakville and a large syndicated rental project in Mississauga getting underway.

Starts in Metro and Peel showed significant increases in 1992, and were responsible for the overall Toronto CMA increase. The increase in starts in Metro Toronto can be attributed to the substantial increase in the number of assisted rental starts. From January to October 1992 in Metro Toronto, assisted rental starts were up 140% over the same period last year. This compares to a 6% decline for freehold housing (singles, semi-detached and townhomes), a 37% fall for condominiums (townhomes and apartments), and a decrease in the number of private rental row and apartment units (only 27 starts).

In Peel, there was also an increase in the number of assisted rental units when comparing the January to October periods from 1991 and 1992, however, it was not significant (only 25%). The increase in starts can be attributed to a 5% increase in freehold activity (a large proportion of the market in Peel), and the return of condominium activity after a year of no starts. Condominium activity has been limited to smaller scale projects and townhouse units in Peel.

The other suburban regions all registered declines in starts. Durham showed a decline in freehold, condominium and private rental starts with a slight increase in assisted rental starts. York had a significant decline in all types of starts, and is mainly attributed to an oversupply of higher-priced singles on the market and a limited mix of the types of housing offered in the region. Halton saw freehold activity on a level, condominium activity fall almost 75%, and private and assisted rental activity improve.

On the completions side, assisted rental units make up over 90% of all rental completions. This compares to just over 40 per cent recorded in 1984.

HOUSING STARTS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, JANUARY-OCTOBER 1984-1992

		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-OCTOBER	1984	12271	897	1284	1730	16182
JANUARY-OCTOBER	1985	15913	2452	1792	2271	22428
JANUARY-OCTOBER	1986	21248	4292	983	911	27434
JANUARY-OCTOBER	1987	25644	11692	1499	2318	41153
JANUARY-OCTOBER	1988	17954	10802	2575	2201	33532
JANUARY-OCTOBER	1989	15850	9918	1484	1990	29242
JANUARY-OCTOBER	1990	6958	5792	1846	1886	16482
JANUARY-OCTOBER	1991	9082	1767	190	5068	16107
JANUARY-OCTOBER	1992	8591	1218	468	7449	17726

HOUSING COMPLETIONS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, JANUARY-OCTOBER 1984-1992

		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-OCTOBER	1984	11867	725	4615	3202	20409
JANUARY-OCTOBER	1985	12491	655	1688	1368	16202
JANUARY-OCTOBER	1986	16851	2068	1138	1834	21891
JANUARY-OCTOBER	1987	23581	4433	418	1328	29760
JANUARY-OCTOBER	1988	20872	4595	2113	1701	29281
JANUARY-OCTOBER	1989	16427	13347	1906	2470	34150
JANUARY-OCTOBER	1990	10409	10157	2037	1919	24522
JANUARY-OCTOBER	1991	8597	8618	1510	3461	22186
JANUARY-OCTOBER	1992	9632	3873	503	5034	19042

HOUSING STARTS BY TENURE
TORONTO CMA, JANUARY-OCTOBER, 1991-1992

YEAR-TO-DATE/YEAR	RENTAL	FREEHOLD RENTAL	CONDO	PRIVATE	ASSISTED	TOTAL
METRO TORONTO	JANUARY-OCTOBER 1991	703	1047	50	2096	3896
	JANUARY-OCTOBER 1992	658	656	27	5031	6372
PEEL REGION	JANUARY-OCTOBER 1991	3519	0	4	1267	4790
	JANUARY-OCTOBER 1992	3711	415	341	1583	6050
DURHAM REGION	JANUARY-OCTOBER 1991	2076	182	32	859	3149
	JANUARY-OCTOBER 1992	1797	0	0	1022	2819
YORK REGION	JANUARY-OCTOBER 1991	3151	256	131	984	4522
	JANUARY-OCTOBER 1992	2588	60	0	590	3238
HALTON REGION	JANUARY-OCTOBER 1991	881	997	0	383	2261
	JANUARY-OCTOBER 1992	877	223	100	525	1725
TORONTO CMA	JANUARY-OCTOBER 1991	9082	1767	190	5068	16107
	JANUARY-OCTOBER 1992	8591	1218	468	7449	17726

HOUSING COMPLETIONS BY TENURE
TORONTO CMA, JANUARY-OCTOBER, 1991-1992

YEAR-TO-DATE/YEAR	RENTAL	FREEHOLD RENTAL	CONDO	PRIVATE	ASSISTED	TOTAL
METRO TORONTO	JANUARY-OCTOBER 1991	982	5125	739	1605	8451
	JANUARY-OCTOBER 1992	697	2796	267	2296	6056
PEEL REGION	JANUARY-OCTOBER 1991	3248	1359	743	608	5958
	JANUARY-OCTOBER 1992	3714	303	0	1036	5053
DURHAM REGION	JANUARY-OCTOBER 1991	2360	569	228	187	3344
	JANUARY-OCTOBER 1992	2195	0	40	991	3226
YORK REGION	JANUARY-OCTOBER 1991	3017	1387	4	1011	5419
	JANUARY-OCTOBER 1992	3231	318	131	832	4512
HALTON REGION	JANUARY-OCTOBER 1991	498	719	27	50	1294
	JANUARY-OCTOBER 1992	1084	945	100	635	2764
TORONTO CMA	JANUARY-OCTOBER 1991	8597	8618	1510	3461	22186
	JANUARY-OCTOBER 1992	9632	3873	503	5034	19042

THE ECONOMY

The level of employment has dropped by approximately 200,000 persons (or 10.2%) from the peak reached in April 1990. Within the last quarter of 1992, it appears that job losses have stabilized. Toronto CMA retail trade has also been a positive factor in a gradual turnaround in the economy. Retail sales jumped 5% in the third quarter of 1992 compared to the previous quarter. As a result, employment in trade should begin to rise in the near future, and will be the leading edge of a gradual economic recovery that will take shape during 1993.

However, for the first half of 1993, there is still uncertainty, and the possibility of job losses in financial services, utilities, transportation and possibly manufacturing. These losses could dampen some of the consumer confidence which appears to be improving. The sudden depreciation in the dollar in the last few months will help to stimulate the local economy, but the effects will be gradual and will probably not have a significant impact until the second half of 1993. Lower interest rates have also been an important step to recovery as consumers are beginning to feel some relief from debt service costs.

The Toronto CMA level of net migration has been much lower than during the 1980's. In 1992, net migration may be around 35,000, or only 60 per cent of the level achieved during the boom, even with an increase in immigration to Canada. Furthermore, job losses in the past two years, particularly for the 15 to 24 age group, are impeding household formation. During the recession, effective growth in demand for rental housing has been much lower than level of 7,000 to 8,000 units per year expected into the mid-nineties.

OUTLOOK

Our expectation is that the vacancy rate will continue its climb into 1993. The vacancy rate is forecast to be 2.5% in April 1993 and 2.9% in October 1993. The reasons for this rise, in order of importance, include:

1. **the effects of completions of assisted housing on the rental market** — The supply of assisted rental units under construction has increased dramatically in the nineties. In 1989, 2,947 assisted rental units were started. In 1990, 1991 and 1992, there were 2,484, 5,724, and 8,264 assisted rental units started respectively. It is expected that in 1993 there will be a further 7,500 assisted rental units started in the Toronto CMA. This increase in stock comes at a time of weak rental demand and, in the short term, it will be a significant factor for an increasing vacancy rate.

2. **competition from affordable homeownership opportunities** — According to CMHC's affordability index in July 1992, 27.4% of renters can afford to purchase a starter home compared to 17.7% in July 1991. Lower prices and lower interest rates have made 1992 an opportune time for renters to move into homeownership. CMHC's 5% down payment program and the federal government's RRSP program also continue to add some stimulus to this movement.

3. **continuing oversupply of condominiums** — In 1990 this was the major contributor to the increasing vacancy rate, particularly due to completions of excessive numbers of high-rent investor-owned units. In some submarkets, it continues to be an important factor. However, within the Toronto CMA, the rate of growth of the condominium supply has slowed considerably. In November 1992, the number of completed and unabsorbed condominiums fell below the 2,000 unit level. There have also been increased sales of existing and standing inventory of condominiums due to lower prices and opportunities for first time buyers. The condominium oversupply will continue to be a factor in the rental housing market throughout 1993, but to a lesser degree as completed stock is slowly absorbed.

4. **a gradual turnaround in the economy** — in the short term, actual demand is falling short of long-term potential, due to the severity of the recession. With employment growth expected to improve in the second half of 1993, demand for rental housing will also begin to improve shortly thereafter.

VACANCY RESULTS ACROSS CANADA

The vacancy rates of all CMAs in Canada in October 1992, ranked from the lowest to highest, are listed below:

In Canadian Census Metropolitan Areas, the vacancy rate of privately initiated apartment structures of three units and over has increased from 4.4% in April 1992 to 4.8% in October 1992. The highest vacancy rates were in Québec, in such places as Sherbrooke (9.3%), Montréal (7.7%), Chicoutimi-Jonquiere (7.1%), and Trois Rivieres (7.0%). The lowest vacancy rates in the country were in Ottawa (1.3%), Victoria (1.5%) and Vancouver (1.6%).

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis; and
- structures with less than three rental units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately interpret the data being presented.

Vacancy Rates For Privately Initiated Structures, Three Units And Over

CMA	October 1991	October 1992
Ottawa	0.8%	1.3%
Victoria	0.8%	1.5%
Vancouver	2.2%	1.6%
Toronto	1.8%	2.2%
Hamilton	1.6%	2.3%
Sudbury	0.7%	2.5%
Thunder Bay	1.0%	2.5%
Windsor	3.3%	3.3%
St. Catharines-Niagara	2.9%	3.4%
London	3.9%	3.4%
Regina	5.6%	3.6%
Hull	4.9%	3.7%
Edmonton	2.3%	4.0%
Kitchener	4.3%	4.4%
Saskatoon	6.1%	4.4%
Calgary	3.7%	5.5%
St. John's	6.9%	5.6%
Halifax	4.8%	5.7%
Saint John	4.9%	6.0%
Oshawa	3.4%	6.1%
Winnipeg	6.6%	6.1%
Québec	5.6%	6.3%
Trois Rivieres	8.3%	7.0%
Chicoutimi-Jonquiere	5.7%	7.1%
Montréal	7.2%	7.7%
Sherbrooke	9.7%	9.3%
All CMAs in Canada	4.4%	4.8%

** Please note that these figures are slightly different than those in the appendix of this report. The figures in the appendix refer to a 10-year historical period of privately initiated apartments of six units and over.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing three or more units;
- privately initiated rental units in row housing projects; and
- publicly initiated row and apartment projects of three or more units. These are often referred to as assisted units. They include FP (federal/provincial) projects, non-profit co-operatives, CMHC sponsored projects, public housing, entrepreneur (limited dividend) housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centered on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census (1986). Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has be assigned.

In this survey, the 1986 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Alliston, Beeton, Bradford, Tecumseth, Tottenham, West Gwillimbury, Ajax, Pickering, Uxbridge and Orangeville.

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*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1988 survey, 1986 Census boundaries, as defined by Statistics Canada, are used. This reduced the number of centres surveyed in Ontario from 56 to 47 because many centres became part of the redefined CMAs and CAs. Prior to the implementation of the RMSS, only 24 centres were surveyed in Ontario. The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then verified by CMHC's National Office, who weight the data appropriately. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 255.

VACANCY SUMMARY TABLES

VACANCY RATES BY ZONE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA, OCTOBER 1992

		PREVIOUS VACANCY RATES				OCTOBER 1992 SUMMARY		
ZONE	LOCATION	OCTOBER 1990	APRIL 1991	OCTOBER 1991	APRIL 1992	OCTOBER 1992	# VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	1.8	2.4	2.6	3.1	3.2	872	27115
2	Toronto (East)	.8	2.5	1.5	2.5	1.7	94	5647
3	Toronto (North)	.6	.8	.6	1.0	1.2	358	29504
4	Toronto (West)	2.0	3.1	3.5	4.0	3.7	749	20472
1-4	**Toronto City**	**1.3**	**2.0**	**2.0**	**2.5**	**2.5**	**2074**	**82738**
5	Etobicoke (South)	.8	1.3	1.9	1.8	2.0	209	10565
6	Etobicoke (Central)	.1	.4	.4	.6	1.3	188	14161
7	Etobicoke (North)	1.4	2.3	6.5	3.5	3.4	195	5711
5-7	**Etobicoke City**	**.5**	**1.0**	**2.0**	**1.5**	**1.9**	**592**	**30437**
8	York City	.5	1.0	1.8	1.3	2.5	423	17162
9	East York (Borough)	.1	.4	.5	.5	1.1	193	18014
10	Scarborough (Central)	.3	.5	1.3	1.6	1.2	171	13887
11	Scarborough (North)	1.0	2.6	2.4	2.5	2.2	145	6696
12	Scarborough (East)	.9	1.0	2.1	1.9	2.1	211	9946
10-12	**Scarborough City**	**.6**	**1.1**	**1.8**	**1.9**	**1.7**	**528**	**30529**
13	North York (Southeast)	.5	1.2	1.2	1.6	1.7	299	17091
14	North York (Northeast)	.2	.4	1.0	1.0	1.6	180	11555
15	North York (Southwest)	.4	.5	.4	1.3	1.2	120	9663
16	North York (N. Central)	.1	.2	.3	.3	.7	78	11780
17	North York (Northwest)	.5	1.2	1.5	1.6	2.3	293	12916
13-17	**North York City**	**.4**	**.7**	**.9**	**1.2**	**1.5**	**969**	**63005**
1-17	**Metropolitan Toronto**	**.8**	**1.3**	**1.6**	**1.7**	**2.0**	**4779**	**241884**
18	Mississauga (South)	.6	.9	1.3	1.1	1.7	194	11572
19	Mississauga (Northwest)	5.6	8.4	4.7	2.3	5.1	198	3868
20	Mississauga (Northeast)	2.6	4.7	3.5	3.8	3.7	525	14090
18-20	**Mississauga City**	**2.2**	**3.8**	**2.8**	**2.6**	**3.1**	**917**	**29530**
21	Brampton (West)	1.0	1.9	3.7	3.3	3.6	202	5582
22	Brampton (East)	1.3	3.5	4.9	6.4	4.9	182	3719
21-22	**Brampton City**	**1.1**	**2.5**	**4.2**	**4.5**	**4.1**	**384**	**9301**
23	Oakville Town	.7	1.2	1.0	1.4	2.1	91	4368
24	Caledon	.0	.0	1.6	5.1	4.2	2	48
25	R. Hill, Vaughan, King	.3	.9	.4	.3	.2	3	1849
26	Aurora, Newm., Whit-St.	2.1	2.4	3.6	2.3	2.3	40	1701
27	Markham Town	.4	.0	.1	.1	.3	3	916
25-27	**York Region**	**1.0**	**1.3**	**1.5**	**1.0**	**1.0**	**46**	**4466**
28	Pickering, Ajax, Uxbridge	7.2	12.7	9.2	5.8	7.3	185	2551
29	Milton, Halton Hills	.3	.9	1.3	1.4	2.4	34	1417
30	Orangeville	.4	2.8	2.3	2.8	1.3	10	801
31	Bradford, W. Gwillimbury	1.6	2.3	1.1	3.2	3.8	30	780
18-31	**Remaining Toronto CMA**	**1.9**	**3.4**	**3.0**	**2.8**	**3.2**	**1698**	**53262**
1-31	**Toronto CMA**	**1.0**	**1.6**	**1.8**	**1.9**	**2.2**	**6478**	**295146**

SUMMARY RESULTS, BACHELOR UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1992

		PREVIOUS VACANCY RATES				OCTOBER 1992 SUMMARY			
ZONE	LOCATION	OCTOBER 1990	APRIL 1991	OCTOBER 1991	APRIL 1992	OCTOBER 1992	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	2.0	3.3	3.1	4.0	3.7	233	6360	$525
2	Toronto (East)	1.3	2.2	2.3	4.7	1.7	21	1206	$451
3	Toronto (North)	.8	.7	.8	1.3	2.3	111	4896	$516
4	Toronto (West)	1.9	4.1	6.3	5.6	4.9	207	4210	$469
1-4	**Toronto City**	**1.6**	**2.7**	**3.1**	**3.7**	**3.4**	**572**	**16672**	**$502**
5	Etobicoke (South)	1.9	2.3	1.4	2.8	.4	3	710	$432
6	Etobicoke (Central)	2.4	.8	.5	3.4	7.8	17	214	$489
7	Etobicoke (North)	.0	.0	.0	.0	4.1	1	29	$441
5-7	**Etobicoke City**	**2.0**	**1.9**	**1.2**	**2.8**	**2.2**	**21**	**953**	**$445**
8	York City	.9	2.2	3.6	1.9	3.7	58	1585	$423
9	East York (Borough)	.6	1.3	.8	1.6	3.2	36	1150	$476
10	Scarborough (Central)	1.8	1.3	.6	2.9	.8	3	374	$503
11	Scarborough (North)	.0	.0	1.2	.0	1.2	1	85	$510
12	Scarborough (East)	.0	4.1	1.2	5.8	3.4	6	175	$609
10-12	**Scarborough City**	**1.0**	**1.9**	**.9**	**3.3**	**1.6**	**10**	**634**	**$536**
13	North York (Southeast)	.7	.0	.0	1.1	.0	0	189	$455
14	North York (Northeast)	.5	.5	.5	.5	1.0	2	209	$715
15	North York (Southwest)	.0	.0	.0	.6	1.4	5	340	$435
16	North York (N. Central)	.6	2.4	.0	1.4	.6	1	173	$419
17	North York (Northwest)	1.1	1.4	1.7	.5	2.6	7	292	$479
13-17	**North York City**	**.5**	**.8**	**.5**	**.7**	**1.3**	**15**	**1204**	**$498**
1-17	**Metropolitan Toronto**	**1.4**	**2.4**	**2.8**	**3.3**	**3.2**	**713**	**22197**	**$493**
18	Mississauga (South)	.0	1.1	4.2	.3	1.7	5	300	$480
19	Mississauga (Northwest)	.0	3.0	3.0	.0	3.3	1	35	$494
20	Mississauga (Northeast)	.0	1.3	.8	7.2	3.2	12	388	$530
18-20	**Mississauga City**	**.0**	**1.3**	**2.4**	**4.1**	**2.6**	**18**	**723**	**$508**
21	Brampton (West)	.0	.0	.7	5.4	8.0	13	164	$489
22	Brampton (East)	.0	4.3	4.3	2.9	7.1	5	70	$557
21-22	**Brampton City**	**.0**	**1.3**	**1.9**	**4.7**	**7.8**	**18**	**234**	**$510**
23	Oakville Town	.8	3.0	.9	2.6	1.7	2	130	$467
24	Caledon	.0	.0	.0	20.0	16.7	1	6	*
25	R. Hill, Vaughan, King	1.0	.0	.0	1.0	.0	0	100	$516
26	Aurora, Newm., Whit-St.	2.9	2.2	1.3	.0	4.0	3	78	$446
27	Markham Town	.0	.0	.0	.0	10.0	1	10	*
25-27	**York Region**	**1.8**	**1.0**	**.5**	**.6**	**2.2**	**4**	**188**	**$483**
28	Pickering, Ajax, Uxbridge	.0	.0	7.1	.0	.0	0	12	$459
29	Milton, Halton Hills	3.0	.0	3.4	3.9	2.9	1	35	$407
30	Orangeville	.0	12.0	12.2	7.0	4.3	2	52	$474
31	Bradford, W. Gwillimbury	8.7	.0	.0	3.8	5.4	1	27	$344
18-31	**Remaining Toronto CMA**	**.6**	**1.8**	**2.3**	**3.8**	**3.5**	**49**	**1407**	**$493**
1-31	**Toronto CMA**	**1.4**	**2.4**	**2.7**	**3.3**	**3.2**	**761**	**23604**	**$493**

* Sample too small or not available
NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 1-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1992

		PREVIOUS VACANCY RATES				OCTOBER 1992 SUMMARY			
ZONE	LOCATION	OCTOBER 1990	APRIL 1991	OCTOBER 1991	APRIL 1992	OCTOBER 1992	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	1.6	1.7	2.4	2.9	2.8	399	14116	$682
2	Toronto (East)	1.0	2.4	1.3	1.8	1.3	38	2972	$555
3	Toronto (North)	.2	.4	.3	.7	1.1	161	14861	$651
4	Toronto (West)	2.1	2.7	2.8	2.6	2.6	272	10536	$586
1-4	**Toronto City**	**1.2**	**1.6**	**1.7**	**2.0**	**2.0**	**871**	**42485**	**$639**
5	Etobicoke (South)	.9	.9	1.8	2.8	3.1	142	4625	$509
6	Etobicoke (Central)	.0	.2	.8	.7	1.9	80	4281	$591
7	Etobicoke (North)	.2	.5	.8	1.2	2.9	24	841	$592
5-7	**Etobicoke City**	**.4**	**.6**	**1.3**	**1.8**	**2.5**	**247**	**9748**	**$553**
8	York City	.4	.7	1.4	1.6	2.8	234	8268	$577
9	East York (Borough)	.1	.3	.5	.5	1.2	116	9639	$565
10	Scarborough (Central)	.2	.6	1.7	2.8	1.7	102	6178	$580
11	Scarborough (North)	.3	3.4	2.2	2.8	1.5	31	2067	$694
12	Scarborough (East)	.4	.4	1.5	1.2	1.8	50	2830	$630
10-12	**Scarborough City**	**.3**	**1.1**	**1.7**	**2.4**	**1.7**	**183**	**11075**	**$614**
13	North York (Southeast)	.8	2.6	2.0	2.7	2.1	129	6062	$614
14	North York (Northeast)	.1	.1	.8	1.4	1.6	61	3739	$656
15	North York (Southwest)	.3	.5	.5	1.4	.9	35	3835	$544
16	North York (N. Central)	.1	.2	.1	.2	.3	13	4336	$554
17	North York (Northwest)	.5	1.1	2.0	1.9	1.6	77	4759	$576
13-17	**North York City**	**.4**	**1.1**	**1.2**	**1.6**	**1.4**	**315**	**22732**	**$590**
1-17	**Metropolitan Toronto**	**.7**	**1.1**	**1.4**	**1.8**	**1.9**	**1965**	**103946**	**$606**
18	Mississauga (South)	.3	.8	1.0	.8	1.2	59	4844	$594
19	Mississauga (Northwest)	5.6	7.1	4.1	2.0	4.3	58	1326	$702
20	Mississauga (Northeast)	3.1	5.0	1.3	2.1	2.1	83	3945	$709
18-20	**Mississauga City**	**2.1**	**3.4**	**1.5**	**1.5**	**2.0**	**199**	**10114**	**$639**
21	Brampton (West)	1.3	2.8	6.0	4.2	3.6	72	2026	$603
22	Brampton (East)	.5	1.2	3.6	6.3	2.6	25	957	$716
21-22	**Brampton City**	**1.1**	**2.3**	**5.3**	**4.8**	**3.3**	**97**	**2983**	**$639**
23	Oakville Town	.2	.7	1.0	1.6	2.7	37	1355	$603
24	Caledon	.0	.0	.0	.0	6.6	1	15	*
25	R. Hill, Vaughan, King	.4	.6	.2	.3	.2	1	671	$576
26	Aurora, Newm., Whit-St.	1.6	2.6	3.8	2.0	1.4	10	681	$587
27	Markham Town	.7	.0	.0	.3	.3	1	360	$529
25-27	**York Region**	**1.0**	**1.3**	**1.6**	**1.0**	**.7**	**12**	**1712**	**$570**
28	Pickering, Ajax, Uxbridge	3.1	5.1	6.6	5.1	1.6	5	333	$692
29	Milton, Halton Hills	.0	1.3	1.5	1.4	2.6	14	549	$543
30	Orangeville	.4	3.3	1.7	3.0	1.2	4	336	$559
31	Bradford, W. Gwillimbury	2.5	3.3	1.9	6.3	7.8	21	268	$517
18-31	**Remaining Toronto CMA**	**1.6**	**2.8**	**2.3**	**2.2**	**2.2**	**391**	**17666**	**$632**
1-31	**Toronto CMA**	**.8**	**1.4**	**1.5**	**1.8**	**1.9**	**2356**	**121612**	**$609**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 2-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1992

		PREVIOUS VACANCY RATES				OCTOBER 1992 SUMMARY			
ZONE	LOCATION	OCTOBER 1990	APRIL 1991	OCTOBER 1991	APRIL 1992	OCTOBER 1992	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	2.0	3.3	2.7	2.3	3.6	214	6021	$948
2	Toronto (East)	.1	3.2	1.4	1.5	2.6	36	1372	$700
3	Toronto (North)	.9	1.5	.8	1.1	.8	64	8500	$889
4	Toronto (West)	1.8	2.8	2.5	5.2	4.6	229	5006	$749
1-4	**Toronto City**	**1.4**	**2.4**	**1.8**	**2.4**	**2.6**	**543**	**20899**	**$861**
5	Etobicoke (South)	.6	1.5	1.5	.7	1.1	55	4933	$621
6	Etobicoke (Central)	.1	.4	.3	.5	.8	58	7450	$734
7	Etobicoke (North)	1.6	2.6	9.1	4.0	2.9	113	3918	$798
5-7	**Etobicoke City**	**.5**	**1.2**	**2.7**	**1.4**	**1.4**	**227**	**16301**	**$716**
8	York City	.6	.4	2.0	.7	1.7	110	6300	$715
9	East York (Borough)	.2	.3	.3	.3	.6	34	6184	$693
10	Scarborough (Central)	.3	.3	.9	.5	.9	55	6387	$659
11	Scarborough (North)	1.5	2.5	2.9	2.5	2.6	99	3852	$837
12	Scarborough (East)	1.2	1.1	2.6	2.4	2.3	128	5612	$753
10-12	**Scarborough City**	**.9**	**1.1**	**2.0**	**1.7**	**1.8**	**282**	**15851**	**$736**
13	North York (Southeast)	.3	.3	.8	1.1	1.6	143	8775	$735
14	North York (Northeast)	.3	.5	1.2	.7	1.2	65	5633	$789
15	North York (Southwest)	.0	.6	.3	1.4	1.5	70	4564	$666
16	North York (N. Central)	.1	.2	.4	.2	.7	39	5548	$676
17	North York (Northwest)	.4	1.2	1.0	1.1	2.3	143	6275	$675
13-17	**North York City**	**.3**	**.5**	**.8**	**.9**	**1.5**	**461**	**30794**	**$712**
1-17	**Metropolitan Toronto**	**.7**	**1.1**	**1.6**	**1.4**	**1.7**	**1657**	**96330**	**$748**
18	Mississauga (South)	.7	.8	1.0	1.1	1.3	74	5532	$696
19	Mississauga (Northwest)	6.2	10.5	5.6	2.4	5.8	119	2049	$851
20	Mississauga (Northeast)	2.4	5.1	5.0	4.7	4.6	393	8583	$858
18-20	**Mississauga City**	**2.3**	**4.3**	**3.7**	**3.2**	**3.6**	**586**	**16164**	**$802**
21	Brampton (West)	.9	1.2	2.1	2.3	3.4	101	2953	$789
22	Brampton (East)	1.5	4.4	5.3	6.5	6.1	124	2043	$823
21-22	**Brampton City**	**1.1**	**2.6**	**3.5**	**4.1**	**4.5**	**225**	**4996**	**$803**
23	Oakville Town	.7	1.3	1.1	1.4	1.7	42	2430	$706
24	Caledon	.0	.0	3.1	5.1	.0	0	27	$579
25	R. Hill, Vaughan, King	.2	.9	.4	.2	.2	2	973	$685
26	Aurora, Newm., Whit-St.	2.3	2.4	3.3	2.7	2.4	22	879	$768
27	Markham Town	.2	.0	.2	.0	.2	1	501	$586
25-27	**York Region**	**.9**	**1.3**	**1.3**	**1.0**	**1.0**	**25**	**2353**	**$695**
28	Pickering, Ajax, Uxbridge	3.2	4.5	3.1	1.4	2.3	29	1275	$750
29	Milton, Halton Hills	.4	.7	1.2	1.4	2.4	19	768	$663
30	Orangeville	.4	1.4	1.4	1.8	1.1	4	361	$634
31	Bradford, W. Gwillimbury	.8	2.0	.8	1.3	1.6	7	438	$613
18-31	**Remaining Toronto CMA**	**1.8**	**3.4**	**3.1**	**2.9**	**3.3**	**937**	**28813**	**$774**
1-31	**Toronto CMA**	**.9**	**1.6**	**1.9**	**1.7**	**2.1**	**2594**	**125142**	**$754**

* Sample too small or not available

SUMMARY RESULTS, 3-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1992

		PREVIOUS VACANCY RATES				OCTOBER 1992 SUMMARY			
ZONE	LOCATION	OCTOBER 1990	APRIL 1991	OCTOBER 1991	APRIL 1992	OCTOBER 1992	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	1.0	1.7	2.2	3.2	2.4	14	578	$1221
2	Toronto (East)	.0	.0	.0	11.3	.0	0	97	$805
3	Toronto (North)	2.3	1.9	1.7	2.3	1.9	21	1139	$1323
4	Toronto (West)	2.7	4.3	5.8	6.2	5.8	41	705	$957
1-4	**Toronto City**	**2.0**	**2.5**	**3.0**	**4.0**	**3.0**	**76**	**2519**	**$1179**
5	Etobicoke (South)	.0	.0	7.9	.0	2.9	9	297	$776
6	Etobicoke (Central)	.0	.3	.3	.6	1.5	33	2212	$901
7	Etobicoke (North)	1.5	2.7	1.5	3.5	6.1	56	922	$828
5-7	**Etobicoke City**	**.4**	**.9**	**1.5**	**1.3**	**2.8**	**98**	**3431**	**$870**
8	York City	.7	4.5	.4	1.1	2.1	21	1008	$871
9	East York (Borough)	.0	.8	.7	.6	.5	5	1001	$891
10	Scarborough (Central)	.4	.5	.4	.8	1.2	11	948	$770
11	Scarborough (North)	.0	1.6	1.1	1.6	2.0	14	692	$943
12	Scarborough (East)	.9	1.6	1.8	.6	2.1	27	1323	$837
10-12	**Scarborough City**	**.5**	**1.3**	**1.2**	**.9**	**1.8**	**52**	**2963**	**$840**
13	North York (Southeast)	.1	.5	.2	1.0	1.3	26	2058	$878
14	North York (Northeast)	.2	.4	1.0	1.2	2.6	52	1966	$938
15	North York (Southwest)	2.5	.1	.7	.9	1.1	10	912	$855
16	North York (N. Central)	.2	.2	.4	.9	1.5	25	1701	$826
17	North York (Northwest)	1.0	1.8	2.2	2.9	4.2	65	1529	$806
13-17	**North York City**	**.6**	**.6**	**.8**	**1.3**	**2.2**	**177**	**8166**	**$866**
1-17	**Metropolitan Toronto**	**.7**	**1.2**	**1.3**	**1.6**	**2.3**	**430**	**19089**	**$906**
18	Mississauga (South)	1.8	2.3	3.0	3.2	6.5	56	871	$810
19	Mississauga (Northwest)	3.2	2.9	2.7	2.7	4.4	20	456	$888
20	Mississauga (Northeast)	2.3	2.3	1.3	2.1	3.1	35	1149	$901
18-20	**Mississauga City**	**2.3**	**2.4**	**2.1**	**2.6**	**4.5**	**112**	**2476**	**$867**
21	Brampton (West)	.6	1.3	2.1	4.6	3.7	15	420	$1005
22	Brampton (East)	2.2	3.7	4.8	5.6	4.2	26	618	$937
21-22	**Brampton City**	**1.7**	**2.8**	**3.9**	**5.2**	**4.0**	**41**	**1038**	**$965**
23	Oakville Town	1.5	2.1	.0	.2	2.2	10	450	$900
24	Caledon	.0	.0	.0	.0	*	0	0	*
25	R. Hill, Vaughan, King	.0	3.0	1.1	1.0	.0	0	104	$861
26	Aurora, Newm., Whit-St.	2.9	1.4	7.1	4.0	8.2	5	63	$815
27	Markham Town	.0	.0	.0	.0	.0	0	45	$697
25-27	**York Region**	**1.0**	**1.9**	**2.7**	**1.9**	**2.4**	**5**	**213**	**$814**
28	Pickering, Ajax, Uxbridge	13.2	25.4	18.6	12.1	16.2	151	931	$822
29	Milton, Halton Hills	.0	.0	.0	.0	.0	0	63	$804
30	Orangeville	.0	.0	4.0	3.7	.0	0	52	$814
31	Bradford, W. Gwillimbury	.0	2.1	.0	2.2	.0	0	47	$636
18-31	**Remaining Toronto CMA**	**3.8**	**6.4**	**5.2**	**4.5**	**6.1**	**319**	**5269**	**$875**
1-31	**Toronto CMA**	**1.4**	**2.3**	**2.1**	**2.2**	**3.1**	**749**	**24358**	**$899**

* Sample too small or not available

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3+, AND ROW) TORONTO CMA, OCTOBER 1992

ZONE	LOCATION	6+ VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE
1	Toronto (Central)	777	26058	3.0	872	27115	3.2	0	11	.0
2	Toronto (East)	41	4500	.9	94	5647	1.7	0	0	.0
3	Toronto (North)	323	27765	1.2	358	29504	1.2	4	62	7.1
4	Toronto (West)	530	18082	2.9	749	20472	3.7	5	172	2.7
1-4	**Toronto City**	**1671**	**76405**	**2.2**	**2074**	**82738**	**2.5**	**9**	**245**	**3.7**
5	Etobicoke (South)	102	9527	1.1	209	10565	2.0	0	20	.0
6	Etobicoke (Central)	187	14115	1.3	188	14161	1.3	2	487	.4
7	Etobicoke (North)	193	5660	3.4	195	5711	3.4	19	568	3.3
5-7	**Etobicoke City**	**481**	**29302**	**1.6**	**592**	**30437**	**1.9**	**21**	**1075**	**1.9**
8	York City	305	15681	1.9	423	17162	2.5	0	116	.0
9	East York (Borough)	183	17830	1.0	193	18014	1.1	2	98	2.0
10	Scarborough (Central)	160	13695	1.2	171	13887	1.2	0	274	.0
11	Scarborough (North)	145	6696	2.2	145	6696	2.2	11	382	2.9
12	Scarborough (East)	208	9886	2.1	211	9946	2.1	1	355	.3
10-12	**Scarborough City**	**513**	**30277**	**1.7**	**528**	**30529**	**1.7**	**12**	**1011**	**1.2**
13	North York (Southeast)	299	17072	1.7	299	17091	1.7	2	1080	.2
14	North York (Northeast)	178	11528	1.5	180	11555	1.6	11	975	1.1
15	North York (Southwest)	100	9311	1.1	120	9663	1.2	0	0	.0
16	North York (N. Central)	60	11560	.5	78	11780	.7	0	0	.0
17	North York (Northwest)	288	12863	2.2	293	12916	2.3	7	485	1.5
13-17	**North York City**	**925**	**62334**	**1.5**	**969**	**63005**	**1.5**	**20**	**2540**	**.8**
1-17	**Metropolitan Toronto**	**4078**	**231828**	**1.8**	**4779**	**241884**	**2.0**	**64**	**5085**	**1.3**
18	Mississauga (South)	190	11435	1.7	194	11572	1.7	2	238	.8
19	Mississauga (Northwest)	198	3859	5.1	198	3868	5.1	12	786	1.5
20	Mississauga (Northeast)	525	14090	3.7	525	14090	3.7	28	1147	2.4
18-20	**Mississauga City**	**913**	**29384**	**3.1**	**917**	**29530**	**3.1**	**42**	**2171**	**1.9**
21	Brampton (West)	186	5452	3.4	202	5582	3.6	2	583	.3
22	Brampton (East)	182	3719	4.9	182	3719	4.9	0	202	.0
21-22	**Brampton City**	**368**	**9171**	**4.0**	**384**	**9301**	**4.1**	**2**	**785**	**.3**
23	Oakville Town	90	4317	2.1	91	4368	2.1	7	546	1.3
24	Caledon	2	48	4.2	2	48	4.2	0	0	.0
25	R. Hill, Vaughan, King	2	1793	.1	3	1849	.2	0	0	.0
26	Aurora, Newm., Whit-St.	34	1533	2.2	40	1701	2.3	11	257	4.3
27	Markham Town	3	916	.3	3	916	.3	0	42	.0
25-27	**York Region**	**39**	**4242**	**.9**	**46**	**4466**	**1.0**	**11**	**299**	**3.7**
28	Pickering, Ajax	183	2509	7.3	185	2551	7.3	2	84	2.4
29	Milton, Halton Hills	27	1310	2.1	34	1417	2.4	2	33	6.1
30	Orangeville	10	744	1.4	10	801	1.3	0	37	.0
31	Bradford, W. Gwillimbury	22	642	3.5	30	780	3.8	0	10	.0
18-31	**Remaining Toronto CMA**	**1654**	**52367**	**3.2**	**1698**	**53262**	**3.2**	**66**	**3965**	**1.7**
1-31	**Toronto CMA**	**5732**	**284195**	**2.0**	**6478**	**295146**	**2.2**	**130**	**9050**	**1.4**

* Sample size too small or not available

ESTIMATED PRIVATE UNIVERSE AND ASSISTED UNIVERSE AND NUMBER OF VACANT UNITS, TOTALS TORONTO CMA, OCTOBER 1992

ZONE	LOCATION	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE	ASSISTED VACANT	ASSISTED UNIVERSE	ASSISTED VACANT RATE	OVERALL VACANT	OVERALL UNIVERSE	OVERALL VACANT RATE
1	Toronto (Central)	872	27126	3.2	420	16911	2.5	1292	44037	2.9
2	Toronto (East)	94	5647	1.7	97	6381	1.5	191	12028	1.6
3	Toronto (North)	362	29566	1.2	54	2027	2.7	416	31593	1.3
4	Toronto (West)	754	20644	3.7	156	7423	2.1	910	28067	3.2
1-4	**Toronto City**	**2083**	**82983**	**2.5**	**727**	**32742**	**2.2**	**2810**	**115725**	**2.4**
5	Etobicoke (South)	209	10585	2.0	1	1377	.1	210	11962	1.8
6	Etobicoke (Central)	190	14648	1.3	15	3705	.4	205	18353	1.1
7	Etobicoke (North)	213	6279	3.4	38	4451	.9	251	10730	2.3
5-7	**Etobicoke City**	**612**	**31512**	**1.9**	**54**	**9533**	**.6**	**666**	**41045**	**1.6**
8	York City	423	17278	2.4	45	5709	.8	468	22987	2.0
9	East York (Borough)	195	18112	1.1	9	2267	.4	204	20379	1.0
10	Scarborough (Central)	171	14161	1.2	44	6905	.6	215	21066	1.0
11	Scarborough (North)	156	7078	2.2	29	5614	.5	185	12692	1.5
12	Scarborough (East)	212	10301	2.1	64	9577	.7	276	19878	1.4
10-12	**Scarborough City**	**540**	**31540**	**1.7**	**137**	**22096**	**.6**	**677**	**53636**	**1.3**
13	North York (Southeast)	301	18171	1.7	19	2321	.8	320	20492	1.6
14	North York (Northeast)	191	12530	1.5	13	1913	.7	204	14443	1.4
15	North York (Southwest)	120	9663	1.2	22	4000	.6	142	13663	1.0
16	North York (N. Central)	78	11780	.7	8	2492	.3	86	14272	.6
17	North York (Northwest)	300	13401	2.2	150	9157	1.6	450	22558	2.0
13-17	**North York City**	**989**	**65545**	**1.5**	**212**	**19883**	**1.1**	**1201**	**85428**	**1.4**
1-17	**Metropolitan Toronto**	**4843**	**246969**	**2.0**	**1184**	**92230**	**1.3**	**6027**	**339199**	**1.8**
18	Mississauga (South)	196	11810	1.7	12	1876	.6	208	13686	1.5
19	Mississauga (Northwest)	210	4654	4.5	26	2284	1.1	236	6938	3.4
20	Mississauga (Northeast)	553	15237	3.6	20	3604	.6	573	18841	3.0
18-20	**Mississauga City**	**959**	**31701**	**3.0**	**58**	**7764**	**.7**	**1017**	**39465**	**2.6**
21	Brampton (West)	204	6165	3.3	6	1836	.3	210	8001	2.6
22	Brampton (East)	182	3921	4.6	1	1426	.1	183	5347	3.4
21-22	**Brampton City**	**386**	**10086**	**3.8**	**7**	**3262**	**.2**	**393**	**13348**	**2.9**
23	Oakville Town	98	4914	2.0	5	1210	.4	103	6124	1.7
24	Caledon	2	48	4.2	6	176	3.4	8	224	3.6
25	R. Hill, Vaughan, King	3	1849	.2	32	2672	1.2	35	4521	.8
26	Aurora, Newm., Whit-St.	51	1958	2.6	28	2092	1.3	79	4050	1.9
27	Markham Town	3	958	.3	2	1301	.2	5	2259	.2
25-27	**York Region**	**57**	**4765**	**1.2**	**62**	**6065**	**1.0**	**119**	**10830**	**1.1**
28	Pickering, Ajax	187	2635	7.1	9	1183	.8	196	3818	5.1
29	Milton, Halton Hills	36	1450	2.5	11	738	1.5	47	2188	2.1
30	Orangeville	10	838	1.2	1	211	.5	11	1049	1.1
31	Bradford, W. Gwillimbury	30	790	3.8	0	174	.0	30	964	3.1
18-31	**Remaining Toronto CMA**	**1764**	**57227**	**3.1**	**159**	**20783**	**.8**	**1923**	**78010**	**2.5**
1-31	**Toronto CMA**	**6607**	**304196**	**2.2**	**1343**	**113013**	**1.2**	**7951**	**417209**	**1.9**

NOTE: Totals and subtotals may not add up exactly due to rounding

ASSISTED VACANCY RATES AND RENTS BY BEDROOM TYPE BY ZONE, TORONTO CMA OCTOBER 1992

ZONE	LOCATION	BACHELOR VACANCY RATE	1-BEDROOM VACANCY RATE	2-BEDROOM VACANCY RATE	3-BEDROOM VACANCY RATE	OVERALL ASSISTED VACANCY RATE APR 1991	OVERALL ASSISTED VACANCY RATE OCT 1992
1	Toronto (Central)	2.2	2.8	2.6	2.0	.5	2.5
2	Toronto (East)	.4	1.8	2.0	2.4	.2	1.5
3	Toronto (North)	2.7	2.7	2.5	.0	.5	2.7
4	Toronto (West)	2.5	1.9	2.2	1.9	1.1	2.1
1-4	**Toronto City**	**1.9**	**2.4**	**2.4**	**2.0**	**.6**	**2.2**
5	Etobicoke (South)	.0	.0	.0	.6	.6	.1
6	Etobicoke (Central)	.0	.6	.4	.1	.1	.4
7	Etobicoke (North)	1.3	.3	.8	.9	.4	.9
5-7	**Etobicoke City**	**.5**	**.4**	**.5**	**.6**	**.3**	**.6**
8	York City	.3	1.3	.7	.3	.6	.8
9	East York (Borough)	.0	.5	.2	.0	.0	.4
10	Scarborough (Central)	.1	.7	.7	1.2	.3	.6
11	Scarborough (North)	.0	.6	.7	.5	.3	.5
12	Scarborough (East)	.8	.5	1.0	.3	.2	.7
10-12	**Scarborough City**	**.4**	**.6**	**.8**	**.5**	**.2**	**.6**
13	North York (Southeast)	1.2	.2	.9	1.0	.0	.8
14	North York (Northeast)	.0	.0	1.4	1.5	.4	.7
15	North York (Southwest)	.9	.1	.5	1.0	.2	.6
16	North York (N. Central)	.0	.1	1.6	.0	.3	.3
17	North York (Northwest)	3.8	1.5	.8	1.3	2.0	1.6
13-17	**North York City**	**1.8**	**.6**	**.8**	**1.2**	**1.1**	**1.1**
1-17	**Metropolitan Toronto**	**1.4**	**1.4**	**1.2**	**1.1**	**.6**	**1.3**
18	Mississauga (South)	*	.0	1.6	.0	.7	.6
19	Mississauga (Northwest)	*	.2	2.3	1.0	.1	1.1
20	Mississauga (Northeast)	.0	.5	.6	.5	.5	.6
18-20	**Mississauga City**	**.0**	**.3**	**1.3**	**.6**	**.4**	**.7**
21	Brampton (West)	.0	.4	.0	.5	.9	.3
22	Brampton (East)	.0	.0	.2	.0	.8	.1
21-22	**Brampton City**	**.0**	**.3**	**.1**	**.2**	**.9**	**.2**
23	Oakville Town	*	.2	.6	.9	.0	.4
24	Caledon	-	5.2	*	*	4.0	3.4
25	R. Hill, Vaughan, King	*	.8	2.9	.4	.0	1.2
26	Aurora, Newm., Whit-St.	*	.3	1.3	2.4	.1	1.3
27	Markham Town	-	.0	.3	.3	.0	.2
25-27	**York Region**	**.0**	**.4**	**1.8**	**1.2**	**.0**	**1.0**
28	Pickering, Ajax	-	.0	.5	1.3	.0	.8
29	Milton, Halton Hills	-	2.7	.0	.5	.0	1.5
30	Orangeville	*	.0	2.1	*	.0	.5
31	Bradford, W. Gwillimbury	-	.0	*	*	.0	.0
18-31	**Remaining Toronto CMA**	**.0**	**.5**	**1.1**	**.8**	**.4**	**.8**
1-31	**Toronto CMA**	**1.3**	**1.2**	**1.2**	**1.0**	**.5**	**1.2**

VACANCY RATES AND RENTS BY BEDROOM TYPE BY ZONE, TORONTO CMA OCTOBER 1992

ZONE	LOCATION	BACHELOR RENT	BACHELOR VACANCY RATE	1-BEDROOM RENT	1-BEDROOM VACANCY RATE	2-BEDROOM RENT	2-BEDROOM VACANCY RATE	3-BEDROOM RENT	3-BEDROOM VACANCY RATE	OVERALL VACANCY RATE
1	Toronto (Central)	$525	3.7	$682	2.8	$948	3.6	$1221	2.4	3.2
2	Toronto (East)	$451	1.7	$555	1.3	$700	2.6	$805	.0	1.7
3	Toronto (North)	$516	2.3	$651	1.1	$889	.8	$1323	1.9	1.2
4	Toronto (West)	$469	4.9	$586	2.6	$749	4.6	$957	5.8	3.7
1-4	**Toronto City**	**$502**	**3.4**	**$639**	**2.0**	**$861**	**2.6**	**$1179**	**3.0**	**2.5**
5	Etobicoke (South)	$432	.4	$509	3.1	$621	1.1	$776	2.9	2.0
6	Etobicoke (Central)	$489	7.8	$591	1.9	$734	.8	$901	1.5	1.3
7	Etobicoke (North)	$441	4.1	$592	2.9	$798	2.9	$828	6.1	3.4
5-7	**Etobicoke City**	**$445**	**2.2**	**$553**	**2.5**	**$716**	**1.4**	**$870**	**2.8**	**1.9**
8	York City	$423	3.7	$577	2.8	$715	1.7	$871	2.1	2.5
9	East York (Borough)	$476	3.2	$565	1.2	$693	.6	$891	.5	1.1
10	Scarborough (Central)	$503	.8	$580	1.7	$659	.9	$770	1.2	1.2
11	Scarborough (North)	$510	1.2	$694	1.5	$837	2.6	$943	2.0	2.2
12	Scarborough (East)	$609	3.4	$630	1.8	$753	2.3	$837	2.1	2.1
10-12	**Scarborough City**	**$536**	**1.6**	**$614**	**1.7**	**$736**	**1.8**	**$840**	**1.8**	**1.7**
13	North York (Southeast)	$455	.0	$614	2.1	$735	1.6	$878	1.3	1.7
14	North York (Northeast)	$715	1.0	$656	1.6	$789	1.2	$938	2.6	1.6
15	North York (Southwest)	$435	1.4	$544	.9	$666	1.5	$855	1.1	1.2
16	North York (N. Central)	$419	.6	$554	.3	$676	.7	$826	1.5	.7
17	North York (Northwest)	$479	2.6	$576	1.6	$675	2.3	$806	4.2	2.3
13-17	**North York City**	**$498**	**1.3**	**$590**	**1.4**	**$712**	**1.5**	**$866**	**2.2**	**1.5**
1-17	**Metropolitan Toronto**	**$493**	**3.2**	**$606**	**1.9**	**$748**	**1.7**	**$906**	**2.3**	**2.0**
18	Mississauga (South)	$480	1.7	$594	1.2	$696	1.3	$810	6.5	1.7
19	Mississauga (Northwest)	$494	3.3	$702	4.3	$851	5.8	$888	4.4	5.1
20	Mississauga (Northeast)	$530	3.2	$709	2.1	$858	4.6	$901	3.1	3.7
18-20	**Mississauga City**	**$508**	**2.6**	**$639**	**2.0**	**$802**	**3.6**	**$867**	**4.5**	**3.1**
21	Brampton (West)	$489	8.0	$603	3.6	$789	3.4	$1005	3.7	3.6
22	Brampton (East)	$557	7.1	$716	2.6	$823	6.1	$937	4.2	4.9
21-22	**Brampton City**	**$510**	**7.8**	**$639**	**3.3**	**$803**	**4.5**	**$965**	**4.0**	**4.1**
23	Oakville Town	$467	1.7	$603	2.7	$706	1.7	$900	2.2	2.1
24	Caledon	*	16.7	*	6.6	$579	.0	*	*	4.2
25	R. Hill, Vaughan, King	$516	.0	$576	.2	$685	.2	$861	.0	.2
26	Aurora, Newm., Whit-St.	$446	4.0	$587	1.4	$768	2.4	$815	8.2	2.3
27	Markham Town	*	10.0	$529	.3	$586	.2	$697	.0	.3
25-27	**York Region**	**$483**	**2.2**	**$570**	**.7**	**$695**	**1.0**	**$814**	**2.4**	**1.0**
28	Pickering, Ajax	$459	.0	$692	1.6	$750	2.3	$822	16.2	7.3
29	Milton, Halton Hills	$407	2.9	$543	2.6	$663	2.4	$804	.0	2.4
30	Orangeville	$474	4.3	$559	1.2	$634	1.1	$814	.0	1.3
31	Bradford, W. Gwillimbury	$344	5.4	$517	7.8	$613	1.6	$636	.0	3.8
18-31	**Remaining Toronto CMA**	**$493**	**3.5**	**$632**	**2.2**	**$774**	**3.3**	**$875**	**6.1**	**3.2**
1-31	**Toronto CMA**	**$493**	**3.2**	**$609**	**1.9**	**$754**	**2.1**	**$899**	**3.1**	**2.2**

TORONTO CMA VACANCY RATES
PRIVATE APARTMENTS—SIX UNITS AND OVER
1982-1992

	1982		1983		1984		1985		1986		1987		1988		1989		1990		1991		1992	
	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct
Toronto City	.5	.6	1.1	.7	.6	.6	.5	.4	.4	.2	.3	.2	.3	.3	.3	.4	.7	1.1	1.8	1.8	2.3	2.2
Scarborough	.2	.5	1.5	.7	.6	.3	.4	.2	.1	.1	.0	.0	.0	.1	.0	.2	.2	.6	1.1	1.8	1.9	1.6
North York	.1	.2	.5	.9	.8	.3	.3	.1	.1	.1	.0	.0	.1	.1	.1	.1	.4	.3	.7	1.4	1.2	1.9
East York	.0	.2	.3	.1	.1	.2	.1	.1	.0	.1	.1	.0	.1	.0	.1	.0	.2	.2	.4	.5	.5	1.0
Etobicoke	.5	.9	1.5	1.1	.3	.2	.2	.1	.1	.1	.0	.2	.1	.1	.1	.1	.3	.4	.7	1.7	1.4	1.7
York City	.3	.3	.7	.6	.8	.4	.4	.2	.0	.0	.3	.0	.1	.1	.1	.1	.3	.5	.8	.9	1.3	1.5
METRO TORONTO	**.3**	**.5**	**.9**	**.8**	**.6**	**.4**	**.3**	**.2**	**.1**	**.1**	**.1**	**.1**	**.2**	**.1**	**.2**	**.2**	**.5**	**.6**	**1.1**	**1.4**	**1.6**	**1.8**
Mississauga	1.1	2.6	3.4	2.6	2.7	1.7	1.0	.8	1.0	.2	.2	.1	.3	.4	.3	1.1	2.2	2.2	3.7	2.8	2.6	3.1
Brampton	.1	.4	3.6	3.0	1.5	3.1	3.2	2.7	1.0	.4	.1	.3	.3	.3	.3	.3	.8	1.1	2.5	4.2	4.5	4.0
Caledon	N/A	N/A	N/A	N/A	N/A	N/A	1.3	.0	1.3	.0	.0	.0	.0	.0	.0	.0	1.3	.0	.0	1.7	5.4	4.2
Oakville	.5	.4	1.0	.5	.5	.2	.4	.5	.3	.3	.3	.1	.3	.4	1.2	.8	.4	.6	1.2	.9	1.3	2.1
Markham	.0	.1	.5	.6	.4	.5	.0	.0	.4	.5	.0	.0	.2	.1	.0	.4	.1	.4	.0	.1	.1	.1
Aurora, Newmarket	N/A	N/A	N/A	.3	.1	.0	.0	N/A	.1	.1	N/A	N/A	.2	.9	.1	.6	.3	2.0	2.3	3.4	2.1	2.2
Richmond Hill	.0	.5	.9	.3	1.0	.2	.1	.0	.0	.1	.0	.1	.0	.0	.0	.1	.1	.3	.7	.3	.2	.3
Ajax/Pickering	N/A	N/A	N/A	2.2	3.3	1.2	.8	.0	.1	.1	.0	.0	.1	.1	.7	3.4	3.3	7.3	12.8	9.3	5.9	7.3
Milton/Halton Hills	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.2	.1	.0	.5	.3	.2	.8	1.0	1.5	2.1
Orangeville	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.1	.0	.0	.0	.0	.2	2.7	2.2	2.8	1.4
Bradford	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.3	.0	.0	.3	1.0	1.5	2.1	.3	2.5	3.5
TORONTO CMA	**.4**	**.7**	**1.2**	**1.0**	**.8**	**.6**	**.5**	**.4**	**.3**	**.1**	**.1**	**.1**	**.2**	**.2**	**.2**	**.3**	**.7**	**.9**	**1.5**	**1.7**	**1.9**	**2.0**

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1992 OCTOBER 1992

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Hamilton CMA *	40779	866	2.1	43275	1004	2.3	3306	76	2.3
Kitchener CMA *	25262	1121	4.4	26471	1170	4.4	4173	176	4.2
London CMA *	36533	1232	3.4	40053	1354	3.4	5844	236	4.0
Oshawa CMA *	10200	621	6.1	10871	662	6.1	1828	98	5.4
Ottawa CMA (Ontario Part) *	57992	745	1.3	62037	778	1.3	10069	62	.6
St. Catharines CMA *	13827	463	3.4	16706	563	3.4	1077	34	3.2
Sudbury CMA *	7683	219	2.8	9890	252	2.5	976	14	1.4
Thunder Bay CMA *	4289	104	2.4	5332	134	2.5	358	5	1.4
Toronto CMA *	284198	5732	2.0	295149	6478	2.2	9050	129	1.4
Windsor CMA *	12224	363	3.0	14131	463	3.3	615	20	3.3
Sub-Total CMAs	492987	11466	2.3	523915	12858	2.5	37296	850	2.3
CAs 50,000+ Population									
Barrie CA *	2750	31	1.1	3173	40	1.3	343	4	1.2
Belleville CA *	5609	87	1.5	6385	112	1.7	79	5	6.3
Brantford CA *	3743	102	2.7	4613	125	2.7	825	28	3.4
Cornwall CA *	2110	113	5.4	3461	204	5.9	45	8	17.8
Guelph CA *	6421	161	2.5	6779	170	2.5	1244	20	1.6
Kingston CA *	9670	178	1.8	11315	211	1.9	474	22	4.6
North Bay CA *	2255	59	2.6	3237	84	2.6	446	6	1.3
Peterborough CA *	3992	123	3.1	4930	176	3.6	359	14	3.9
Sarnia CA *	4871	205	4.2	5355	227	4.2	1063	30	2.8
Sault Ste. Marie CA *	3932	73	1.9	4740	85	1.8	215	0	.0
Sub-Total CAs 50,000+	45353	1132	2.5	53988	1434	2.7	5093	137	2.7

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

(continued) ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1992 OCTOBER 1992

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Bracebridge Town	225	9	4.0	258	10	3.9	**	0	**
Brockville CA	2041	60	2.9	2367	67	2.8	52	0	.0
Chatham CA *	2943	105	3.6	3976	127	3.2	93	0	.0
Cobourg CA	791	40	5.1	840	41	4.9	28	1	3.6
Collingwood CA	539	29	5.4	711	42	5.9	47	12	25.5
Dunnville Town	67	0	.0	82	0	.0	**	0	**
Elliot Lake CA	1396	246	17.7	1412	246	17.5	640	283	44.2
Haileybury CA	203	9	6.8	365	18	6.0	**	0	**
Haldimand Town	295	1	.3	318	1	.3	**	0	**
Hawkesbury CA	401	9	2.3	624	18	3.0	**	0	**
Huntsville Town	204	17	8.3	278	24	8.6	19	4	21.1
Kapuskasing CA	322	66	21.9	621	110	18.3	**	0	**
Kenora CA	211	10	4.7	310	10	3.2	**	0	**
Kirkland Lake CA	491	50	10.3	951	93	9.8	**	0	**
Leamington CA *	1141	88	7.7	1235	92	7.4	29	0	.0
Lindsay CA	1108	18	1.7	1366	32	2.3	**	0	**
Midland CA	882	46	5.2	1118	76	6.8	50	0	.0
Nanticoke City	106	0	.0	142	1	.9	**	0	**
Orillia CA	1064	47	4.4	1571	85	5.4	269	16	5.9
Owen Sound CA	1246	21	1.7	1655	48	2.9	28	8	28.6
Pembroke CA (Ontario Part)	691	10	1.4	935	13	1.4	31	0	.0
Port Hope Town	305	15	4.9	313	15	4.8	**	0	**
Simcoe CA	359	2	.6	543	4	.7	44	0	.0
Stratford CA	1799	32	1.8	2092	47	2.2	122	1	.8
Strathroy Town	322	24	7.5	388	25	6.4	54	3	5.6
Tillsonburg CA	717	28	3.9	832	33	4.0	51	1	2.0
Timmins CA	942	32	3.4	1623	72	4.4	203	3	1.5
Wallaceburg CA	383	43	11.2	481	55	11.3	103	3	2.9
Woodstock CA *	1418	75	5.3	1738	85	4.9	888	46	5.2
Sub-Total CA's etc. 10,000 to 50,000 Population	22612	1132	5.0	29145	1490	5.1	2751	381	13.8
Sub-Total All CAs etc.	67965	2264	3.3	83133	2924	3.5	7844	518	6.6
TOTAL Ontario	560952	13730	2.4	607048	15782	2.6	45167	1369	3.0

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

** Results cannot be released where obtained from 3 or fewer structures.

NOTE: SAS rounding may cause total and sub-totals to be rounded up by 1 unit.
Vacancy rates are calculated from unrounded data.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1983 APR	OCT	1984 APR	OCT	1985 APR	OCT	1986 APR	OCT	1987 APR	OCT	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	OCT	1992 APR	OCT	
Barrie	.4	.0	.1	.1	.0	.2	.4	.0	.1	.2	1.9	.2	.0	.1	1.8	2.1	2.7	3.1	2.4	1.1	Barrie
Belleville	***	***	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	.5	1.2	1.2	2.3	1.5	1.8	1.5	Belleville
Brantford	1.8	2.3	2.5	1.5	1.0	.4	.5	.3	.1	.2	.4	.4	.5	.3	.5	.7	1.9	2.5	1.7	2.7	Brantford
Calgary*	11.7	12.3	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	5.6	Calgary*
Chicoutimi-Jonquiere*	3.5	2.3	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	7.5	Chicoutimi-Jonquiere*
Cornwall	3.2	1.2	1.0	.6	1.2	2.8	1.3	1.2	.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	5.4	Cornwall
Edmonton*	7.5	9.5	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	Edmonton*
Guelph	1.9	.4	.3	.2	.6	.1	.4	.1	.0	.2	.1	.1	.0	.1	.2	1.1	.3	.5	1.7	2.5	Guelph
Halifax*	2.1	.9	.9	.4	.7	.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	5.9	Halifax*
Hamilton*	1.2	.8	.9	.5	.4	.4	.5	.3	.3	.3	.3	.4	.4	.5	.7	1.2	1.3	1.4	2.2	2.1	Hamilton*
Kingston	1.1	.1	.1	.1	.7	1.3	1.8	1.3	1.7	1.1	1.2	.4	.9	.3	.9	.8	1.1	1.6	2.5	1.8	Kingston
Kitchener*	2.2	.9	.7	.6	.4	.4	.4	.2	.4	.2	.5	.4	.5	.6	1.3	1.3	4.9	4.4	4.2	4.4	Kitchener*
London*	3.3	2.8	2.4	1.0	.9	.4	.5	.7	1.0	1.0	.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	3.4	London*
Montreal*	2.6	3.2	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	8.4	Montreal*
North Bay	.8	.5	.5	.3	.4	.2	.3	.7	1.1	.4	.4	1.4	1.5	.4	1.7	.1	.8	.7	3.5	2.6	North Bay
Oshawa*	1.3	1.5	1.5	.3	.1	.1	.2	.2	.1	.3	.3	.4	.2	.7	1.5	1.6	3.7	3.4	4.5	6.1	Oshawa*
Ottawa-Hull*	.3	.3	.3	.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	1.8	Ottawa-Hull*
Ottawa*	.3	.3	.3	.3	.9	.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	.5	1.1	.7	1.3	1.3	Ottawa*
Hull*	.7	.7	.7	.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	3.8	Hull*
Peterborough	1.8	.7	.4	.4	.6	.4	1.5	1.1	.9	.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	3.1	Peterborough
Quebec City*	3.7	5.2	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	6.7	Quebec City*
Regina*	2.6	2.1	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	Regina*
St. Catharines-Niagara*	3.0	1.0	1.0	.8	.6	.3	.7	.8	1.0	.5	1.2	1.0	1.1	.9	1.6	1.9	2.6	2.7	2.7	3.4	St. Catharines-Niagara*
St. John*	4.0	3.9	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	6.4	St. John*
St. John's*	5.1	4.2	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	5.7	St. John's*
Sarnia	1.9	2.8	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	4.2	Sarnia
Saskatoon*	3.4	2.3	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	7.7	4.4	Saskatoon*
Sault Ste. Marie	7.3	5.7	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	.5	.3	.2	.2	.7	.8	1.5	1.7	2.2	1.9	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	9.3	10.0	Sherbrooke*
Sudbury*	1.9	.5	.9	.8	1.0	.6	1.0	.9	1.1	1.0	1.2	.3	.8	.3	.5	.7	.9	.5	2.2	2.8	Sudbury*
Thunder Bay*	1.3	.4	1.4	.4	.4	.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	.6	1.4	.9	1.2	.7	1.7	2.4	Thunder Bay*
Toronto*	1.2	1.0	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	.9	1.5	1.7	1.9	2.0	Toronto*
Trois Rivieres*	4.6	4.4	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	7.4	Trois Rivieres*
Vancouver*	2.6	1.3	2.4	2.2	2.8	2.2	.9	.9	2.3	1.1	1.0	.4	.5	.4	.9	.9	2.3	2.2	2.8	1.6	Vancouver*
Victoria*	2.7	1.1	3.7	2.2	3.3	1.9	2.4	.6	1.1	.4	1.0	.3	.7	.2	.7	.3	1.4	.8	2.7	1.5	Victoria*
Windsor*	2.7	2.0	1.0	.7	.7	.7	.5	1.0	1.1	.7	1.1	.8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	3.0	Windsor*
Winnipeg*	1.4	.9	1.0	.8	.9	.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	5.9	6.1	Winnipeg*
TOTAL (CMA's only)	2.7	2.7	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	3.3	3.8	4.4	4.4	4.8	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY AND PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1983 APR	OCT	1984 APR	OCT	1985 APR	OCT	1986 APR	OCT	1987 APR	OCT	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	1992 OCT	
Barrie	.4	.0	.1	.1	.0	.2	.4	.0	.1	.2	1.7	.2	.0	.2	1.8	2.5	4.0	3.1	Barrie
Belleville	***	***	***	***	***	***	***	***	1.1	.9	1.2	1.0	.9	.4	1.0	1.1	2.0	1.3	Belleville
Brantford	1.4	2.1	1.9	1.3	.9	.6	.4	.3	.1	.1	.3	.3	.4	.3	.7	.7	1.5	2.1	Brantford
Calgary*	11.1	11.7	13.4	10.1	7.7	3.7	3.9	4.4	5.3	4.3	3.9	2.4	2.0	1.4	2.6	2.0	3.8	5.1	Calgary*
Chicoutimi-Jonquiere*	2.5	2.2	1.6	1.3	1.4	2.5	2.9	6.7	6.5	7.8	5.2	5.5	3.7	3.9	2.6	4.7	4.2	5.7	Chicoutimi-Jonquiere*
Cornwall	1.9	.7	.5	.5	.8	1.6	.9	.8	.6	1.3	1.0	2.2	1.5	2.3	2.4	3.0	3.9	3.7	Cornwall
Edmonton*	7.3	9.2	11.2	9.7	7.9	4.9	5.1	4.6	5.8	5.8	6.8	4.5	3.8	2.4	2.8	2.0	3.5	3.8	Edmonton*
Guelph	1.8	.4	.3	.2	.8	.2	.5	.2	.0	.2	.1	.1	.0	.1	.2	1.0	.3	2.2	Guelph
Halifax*	1.9	.8	.8	.4	.7	.6	1.9	2.3	3.8	4.2	4.2	4.1	4.3	3.5	4.5	3.9	4.3	6.5	Halifax*
Hamilton*	1.3	.9	.8	.7	.5	.5	.7	.6	.2	.5	.4	.5	.4	.4	.7	1.1	1.3	2.2	Hamilton*
Kingston	1.0	.1	.2	.1	.6	1.1	1.5	1.2	1.5	1.0	1.1	.4	.8	.3	.8	.8	1.2	1.7	Kingston
Kitchener*	2.0	.9	.6	.6	.4	.4	.4	.2	.4	.2	.4	.4	.5	.5	1.2	1.3	4.4	4.0	Kitchener*
London*	3.1	2.5	2.2	1.0	.9	.4	.6	.6	.9	.9	.8	1.9	2.8	2.5	2.9	2.6	3.7	3.2	London*
Montreal*	2.6	3.1	2.5	2.4	1.9	1.6	1.3	1.8	1.6	3.4	3.8	3.8	3.6	4.7	4.5	5.6	5.3	7.8	Montreal*
North Bay	.6	.4	.4	.2	.3	.1	.2	.5	.8	.3	.3	1.0	1.1	.4	1.2	.1	.6	1.8	North Bay
Oshawa*	1.1	1.3	1.3	.3	.1	.1	.2	.2	.1	.3	.2	.3	.2	.6	1.2	1.3	3.1	5.1	Oshawa*
Ottawa-Hull*	.3	.3	.3	.3	1.0	1.2	2.0	2.6	2.6	2.7	2.7	1.9	2.0	1.6	2.0	1.1	1.7	1.6	Ottawa-Hull*
Ottawa*	.2	.2	.2	.3	.8	.7	1.3	1.7	1.8	1.4	1.7	1.5	1.8	1.3	1.8	.4	.9	1.2	Ottawa*
Hull*	.6	.5	.6	.7	2.1	3.5	4.8	6.4	6.2	8.6	6.1	3.9	3.0	2.7	3.2	3.8	4.8	3.4	Hull*
Peterborough	1.5	.7	.3	.3	.4	.3	1.2	.9	.9	.4	2.5	1.7	1.7	.9	1.3	1.8	2.0	2.4	Peterborough
Quebec City*	3.3	4.6	2.8	1.6	1.1	1.4	1.3	2.7	2.6	4.8	4.5	4.5	3.7	3.9	3.7	5.3	4.1	6.1	Quebec City*
Regina*	2.5	1.9	2.8	1.6	3.5	2.7	4.6	2.9	3.5	2.2	4.2	4.7	7.1	5.5	6.5	4.4	4.8	3.1	Regina*
St. Catharines-Niagara*	2.6	.9	.9	.8	.6	.3	.6	.7	.9	.5	1.0	.8	1.0	.7	1.4	1.7	2.2	3.0	St. Catharines-Niagara*
St. John*	3.3	3.2	3.8	3.8	3.8	2.5	4.6	4.4	5.0	4.3	3.7	3.4	3.7	2.4	2.1	2.9	3.8	5.5	St. John*
St. John's*	4.0	3.5	3.8	1.5	2.9	1.6	5.8	3.9	7.2	7.8	8.5	7.0	6.0	4.0	4.0	1.3	4.0	4.5	St. John's*
Sarnia	1.8	2.6	3.1	2.6	2.6	2.2	4.1	5.7	5.6	5.8	4.3	2.6	2.3	2.3	2.5	2.2	2.3	3.7	Sarnia
Saskatoon*	3.1	2.1	4.3	1.2	3.2	2.3	5.0	2.6	4.1	4.0	7.6	7.8	9.1	7.9	9.1	6.9	7.3	4.0	Saskatoon*
Sault Ste. Marie	6.2	5.1	2.1	1.3	1.4	.8	1.7	3.8	3.7	2.3	.5	.3	.3	.2	.6	.7	1.3	1.6	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	***	***	4.4	6.1	6.0	7.9	7.1	8.9	7.3	9.9	9.1	9.6	Sherbrooke*
Sudbury*	1.5	.4	.7	.6	.8	.5	.9	.7	.8	.8	.9	.4	.6	.2	.4	.5	.8	2.2	Sudbury*
Thunder Bay*	1.0	.3	1.0	.3	.3	.4	.7	1.6	2.2	1.6	1.5	.9	1.2	.4	.9	.6	.8	1.7	Thunder Bay*
Toronto*	1.1	.8	.8	.6	.6	.4	.4	.1	.2	.1	.2	.1	.2	.3	.6	.7	1.3	1.8	Toronto*
Trois Rivieres*	4.0	3.8	2.3	1.9	2.0	1.8	2.3	5.8	5.5	8.0	6.2	5.6	5.2	5.0	5.4	7.2	7.1	7.2	Trois Rivieres*
Vancouver*	2.4	1.2	2.1	2.1	2.6	2.1	.8	.9	2.1	1.0	.9	.4	.4	.4	.8	.8	2.0	1.4	Vancouver*
Victoria*	2.6	1.1	3.5	2.1	3.0	1.8	2.3	.6	1.0	.3	1.0	.3	.6	.2	.7	.3	1.3	1.4	Victoria*
Windsor*	2.5	1.7	1.1	.9	.7	.7	.5	.8	1.0	.5	.9	.6	.9	.9	1.8	1.8	3.0	2.6	Windsor*
Winnipeg*	1.3	.9	1.0	.8	.8	.9	1.1	1.5	1.8	2.5	2.7	3.9	4.2	6.0	5.3	5.9	3.5	5.9	Winnipeg*
TOTAL (CMA's only)	2.5	2.5	2.5	2.1	1.9	1.4	1.4	1.6	1.8	2.2	2.5	2.3	2.3	2.5	2.7	3.0	3.4	4.3	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

NOTE: Publicly initiated units were not surveyed in October 1991 or April 1992

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1983		1984		1985		1986		1987		1988		1989		1990		1991	1992	
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	
Barrie	***	***	***	***	***	***	***	***	.0	.0	.0	.0	.0	.4	1.9	3.8	8.9	6.4	Barrie
Belleville	***	***	***	***	***	***	***	***	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	Belleville
Brantford	***	***	.1	.9	.6	1.2	.0	.0	.0	.0	.1	.0	.1	.4	1.1	.8	.5	.4	Brantford
Calgary*	6.0	7.3	9.7	13.4	13.1	10.2	9.3	8.1	5.0	4.6	4.3	2.9	3.7	2.5	1.2	1.7	1.1	1.8	Calgary*
Chicoutimi-Jonquiere*	.0	1.9	.8	.4	.4	1.0	.6	1.6	1.1	1.7	.9	.5	.3	1.1	.4	1.4	.6	1.3	Chicoutimi-Jonquiere*
Cornwall	***	***	.0	.3	.4	.0	.4	.2	.0	1.5	.0	1.6	1.2	.9	.6	.9	1.0	.3	Cornwall
Edmonton*	4.9	4.8	8.8	11.9	13.2	10.5	11.1	9.5	8.2	7.5	6.7	5.5	5.7	4.9	4.4	3.7	3.9	1.9	Edmonton*
Guelph	***	***	.5	.2	3.2	1.2	1.3	1.0	.0	.1	.0	.0	.0	.0	.0	.0	.0	.0	Guelph
Halifax*	.9	.2	.4	.7	.6	.4	1.6	2.4	2.8	3.1	1.8	3.3	4.2	4.4	6.1	5.6	5.2	9.6	Halifax*
Hamilton*	1.5	1.9	.7	1.4	1.2	1.0	2.0	2.2	.1	1.4	1.0	.8	.4	.1	.6	.7	1.1	2.9	Hamilton*
Kingston	***	***	.4	.0	.1	.2	.0	.6	.4	.5	.6	.3	.5	.1	.1	.7	1.3	1.1	Kingston
Kitchener*	.3	.6	.2	.1	.1	.2	.0	.1	.0	.0	.1	.0	.1	.0	.1	1.1	.9	1.0	Kitchener*
London*	1.2	.1	.3	.7	1.2	.7	.9	.1	.2	.1	.1	.0	.0	.2	.4	.1	.3	1.3	London*
Montreal*	2.1	2.3	2.0	1.8	1.4	1.3	1.4	1.8	.6	1.2	2.4	1.9	1.6	2.0	3.9	2.5	2.7	3.4	Montreal*
North Bay	***	***	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0	.0	.3	.0	.3	.2	.1	North Bay
Oshawa*	.1	.1	.0	.0	.1	.0	.0	.1	.0	.0	.1	.0	.0	.1	.1	.2	.6	1.2	Oshawa*
Ottawa-Hull*	.1	.1	.1	.1	.5	.5	.5	.3	.4	.5	.5	.9	.9	1.3	.9	.7	.7	.9	Ottawa-Hull*
Ottawa*	.0	.1	.0	.0	.3	.3	.4	.1	.2	.1	.4	.7	.8	1.4	1.0	.3	.3	.6	Ottawa*
Hull*	.2	.0	.2	.3	1.0	.9	1.0	.8	.9	1.6	1.2	1.3	1.2	.9	.5	2.1	2.2	1.9	Hull*
Peterborough	***	***	.0	.0	.0	.0	.2	.3	1.0	.0	.7	.3	.9	.4	.4	.3	.2	.5	Peterborough
Quebec City*	.3	.1	.3	.1	.1	.3	.3	.3	.4	.5	.9	1.2	2.1	.9	1.2	1.7	1.5	2.4	Quebec City*
Regina*	1.6	.0	1.5	.3	1.5	.8	.7	.5	.4	.3	1.0	1.3	2.3	1.0	1.2	1.1	1.0	1.0	Regina*
St. Catharines-Niagara*	.6	.3	.4	.5	.2	.1	.1	.2	.0	.3	.2	.2	.6	.3	.6	.7	.6	1.7	St. Catharines-Niagara*
St. John*	1.2	1.0	1.6	1.5	2.4	1.1	3.3	3.4	3.9	4.6	3.4	3.2	2.2	.5	1.5	1.9	2.5	3.1	St. John*
St. John's*	.0	.9	.1	.3	.2	.4	.1	.2	.7	.2	1.1	1.7	1.3	1.4	1.6	.5	1.2	1.2	St. John's*
Sarnia	***	***	.0	.0	.0	.5	.3	.0	.4	1.2	.7	.0	.0	.0	.6	.0	.0	.0	Sarnia
Saskatoon*	.6	.1	.2	1.5	.7	.5	.0	.9	.2	2.1	.3	.5	1.4	.9	1.1	2.4	1.3	1.3	Saskatoon*
Sault Ste. Marie	***	***	1.8	.8	1.0	.1	1.3	2.1	.4	1.4	.5	.2	.7	.2	.4	.1	.5	.9	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	.0	.1	.1	.1	1.5	.2	2.2	2.7	5.0	3.3	4.7	3.2	6.1	Sherbrooke*
Sudbury*	.5	.0	.1	.3	.3	.0	.7	.2	.2	.3	.1	.4	.0	.0	.0	.1	.2	.3	Sudbury*
Thunder Bay*	.2	.1	.1	.1	.0	.0	.0	.0	.1	.4	.1	.2	.7	.0	.0	.0	.1	.4	Thunder Bay*
Toronto*	.4	.3	.7	.8	.8	.7	.6	.1	.2	.0	.0	.1	.0	.1	.2	.2	.6	1.2	Toronto*
Trois Rivieres*	.0	.0	.3	.1	.1	.3	.0	.4	1.1	1.1	1.7	2.4	2.0	1.9	.9	2.1	4.4	6.1	Trois Rivieres*
Vancouver*	1.4	.5	.5	1.7	.8	1.1	.4	.4	.9	.4	.5	.4	.2	.2	.2	.5	.7	.4	Vancouver*
Victoria*	.7	.8	.4	.3	.2	.7	.9	.7	.6	.1	.9	.3	.2	.1	.0	.3	.4	.6	Victoria*
Windsor*	1.7	.7	1.3	1.6	.7	.5	.6	.5	.6	.1	.4	.1	.7	.8	.7	.7	1.2	1.8	Windsor*
Winnipeg*	.9	1.1	1.0	1.1	.6	.8	.9	1.0	.8	1.2	1.8	2.4	2.5	3.8	3.8	3.7	4.4	5.2	Winnipeg*
TOTAL (CMA's only)	1.1	1.0	1.3	1.6	1.5	1.3	1.3	1.2	.9	.9	1.1	1.0	1.1	1.1	1.4	1.3	1.5	1.5	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

NOTE: Publicly initiated units were not surveyed in October 1991 or April 1992

TORONTO CMA ZONE BOUNDARIES

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10, 40-58, 93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353, 369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307, 321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310, 317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515, 540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532

TORONTO CMA ZONE BOUNDARIES (continued)

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
21	Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576.03
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill					420-424
	Vaughan					410-413
	King					460-461
26	Aurora					440-442
	Newmarket					450-452
	Whitchurch-Stouffville					430-431
	East Gwillimbury					455-456
	Georgina Township					470-475
	Georgina Island					476
27	Markham Town					400-403
28	Pickering*					800-801, 803-804 807, 805*, 806*, 820*
	Ajax*					810-812, 805*, 806*, 820*
	Uxbridge					830-832
29	Milton					620-626
	Halton Hills					630-639
30	Orangeville					590-592
31	Bradford/ West Gwillimbury					480-482
	Tecumseth/Beeton/ Tottenham/Alliston					484-483

* Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary

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This report provides current vacancy and rent statistics on a semi-annual basis of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent.

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This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

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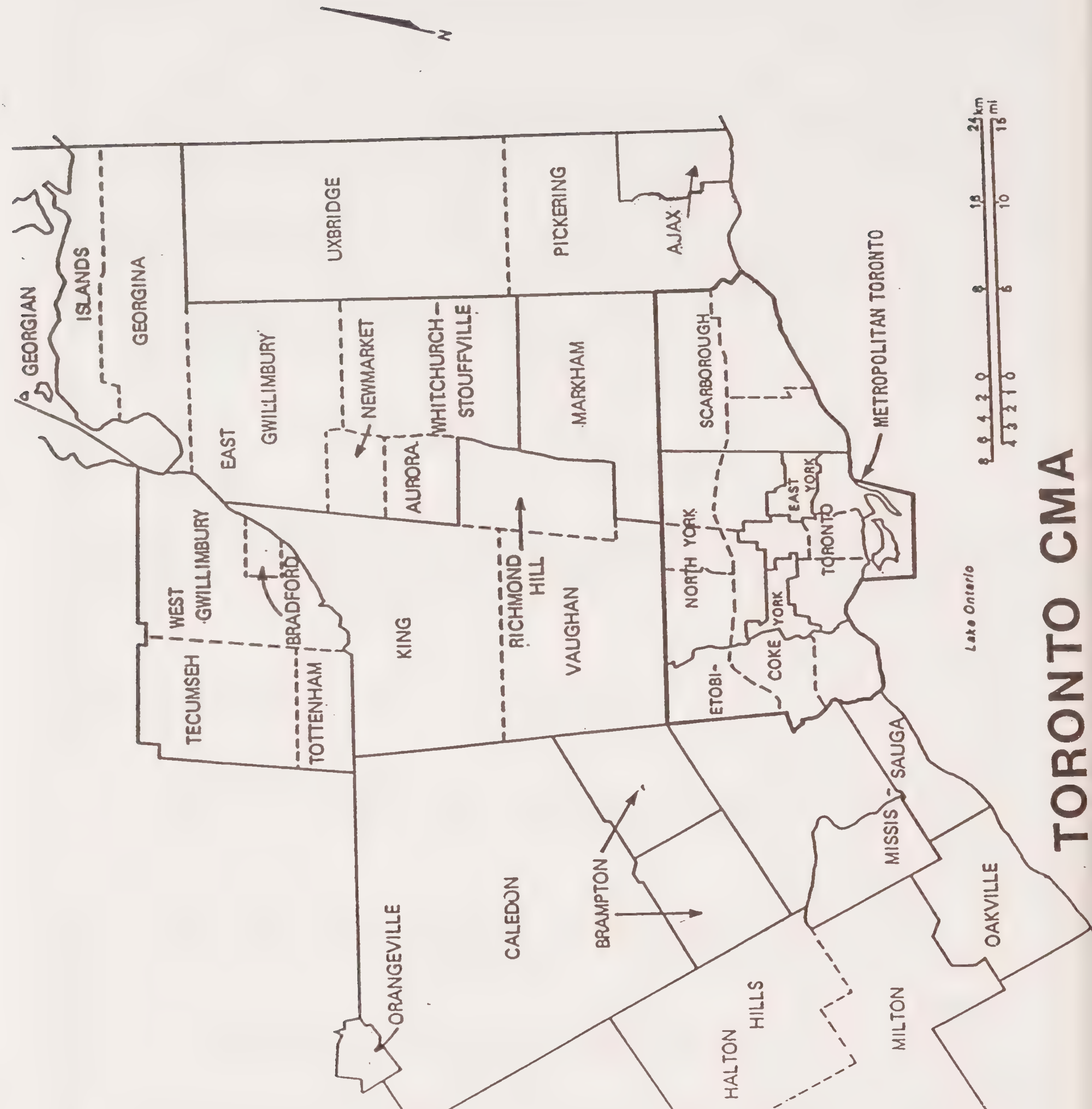
CMHC subscribes to the sustainable development theme of the federal government. Quantities of our publications are limited to market demand; updates are produced only when required; and recycled or environmentally-friendly stock and environmentally-safe inks are used wherever possible.


TORONTO CMA
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MARKHAM
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METROPOLITAN TORONTO
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KING
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HILL
VAUGHAN
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Helping to house Canadians

April 1993

Toronto CMA

RENTAL MARKET REPORT

HIGHLIGHTS OF THE APRIL 1993 RENTAL MARKET SURVEY
Toronto CMA

- The vacancy rate in April 1993 was 2.1% for privately initiated rental apartment structures with three or more units in the Toronto CMA.

- The rate is down from the 2.2% recorded in October 1992 but up from the 1.9% logged a year ago.

- The vacancy rate in the Toronto CMA continues to be one of the lowest in Canada, following Ottawa (1.8%) and Vancouver (2.0%), and the same as Victoria (2.1%).

- It is expected that the total supply of rental housing will grow by 7,000 units in the Toronto CMA in 1993, mostly as a result of assisted housing activity.

- The vacancy rate should increase to 2.4% by October 1993, due to a combination of factors which includes increasing supply, movement of renters to homeownership, and slow household formation resulting from unemployment in renter age groups.

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Helping to house Canadians

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June 1993

CMHC RENTAL MARKET SURVEY — Toronto CMA

APRIL 1993

We are pleased to provide you with the results of our semi-annual Rental Market Survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing three or more self-contained units and row structures. Only privately initiated structures were surveyed in the April 1993 survey.

Only vacancy rates are recorded in the April survey. Rents are recorded once every year in the October survey.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 255.

W.J. Beatty
Acting Manager
Toronto Branch

Canada 125

VACANCY RESULTS

The vacancy rate in the Toronto Census Metropolitan Area (CMA) was 2.1% in April 1993, down marginally from the 2.2% recorded in October 1993 and up from the 1.9% rate logged a year ago. The 2.1% rate means that 21 out of every 1000 units in privately initiated structures of three or more units were vacant and available for rent during the survey period of April 5 to April 16, 1993. The total number of vacant units has declined slightly from 6,478 to 6,179 units in the last six months. The decline in April 1993 represents the first drop in the vacancy rate since October 1986.

During the late 80's and early 90's, there was a trend of rising vacancy rates in the Toronto CMA. The reasons for this rise included: the impact of the recession on household formation; slower rental demand due to weaker net migration; an oversupply of condominiums being offered for rent; an increase in the supply of rental housing through the assisted sector and private syndications; and the more recent movement of renters to homeownership due to greater affordability. It was expected that this trend would continue.

However, in April 1993 the vacancy rate fell—albeit marginally—to 2.1%. There are several reasons for the interruption of the rising trend.

First, a slow resale market in the past six months has reduced the number of renters moving into homeownership. Gradually declining interest rates and lack of consumer confidence made the resale and new home sales markets rather soft in the past six months.

Second, a steady supply of rental housing has been coming onstream and demand has expanded at about the same pace. In 1992 in the Toronto CMA, there were over 6,500 rental completions compared to around 5,900 in 1991. An increased number of completions is expected in 1993 as there are currently about 7,600 private and assisted rental units under construction.

Third, high unemployment in the Toronto CMA has kept some renters from moving into homeownership. In particular, traditional renters such as the 20-34 age group have faced hardships in the employment market, and have stayed in rental accommodation until their situation improves. This age group is getting smaller, as the baby boomers are now in their thirties and forties.

Finally, immigration to Canada has been increasing significantly since 1985 and is estimated to be 250,000 persons for 1993. A large proportion—as many as 90,000 per year—are coming to the Toronto area. This will increase overall housing demand. Recent immigrants are initially more likely to rent than own, which partly explains the steady demand for rental housing. Positive net migration is one of the only positive signs for rental demand in the Toronto CMA in the first half of the 1990's.

Although the vacancy rate has fallen slightly, the short to medium term trend for the vacancy rate is to move upward and it is expected that the rate will rise in October 1993 to 2.4%.

Most market areas within the Toronto CMA remained unchanged or experienced very little change since October 1992. The Cities of Toronto, Scarborough, North York, and East York all had similar rates compared to six months ago. Brampton had the most significant decline as the vacancy rate fell from 4.1% in October 1992 to 2.2% in April 1993. Mississauga's rate also fell, from 3.1% to 2.4%. Vacancy rates in York Region continued to be some of the lowest in Canada. Markham's vacancy rate was the lowest in the Toronto CMA at 0.2%, followed by Richmond Hill/Vaughan at 0.3%. The highest vacancy rate in the Toronto CMA continues to be in Ajax/Pickering, where the rate increased from 7.3% to 8.1%.

The following is a list of the vacancy rates for privately initiated apartment structures of three or more units within the Toronto CMA:

VACANCY RATES IN THE TORONTO CMA PRIVATE APARTMENTS — THREE UNITS AND OVER APRIL 1993

Municipality/Area	October 1992	**April 1993**
Toronto (City)	2.5%	**2.4%**
Etobicoke	1.9%	**2.7%**
York (City)	2.5%	**2.0%**
East York	1.1%	**1.3%**
Scarborough	1.7%	**1.6%**
North York	1.5%	**1.5%**
Metropolitan Toronto	2.0%	**2.0%**
Mississauga	3.1%	**2.4%**
Brampton	4.1%	**2.2%**
Oakville	2.1%	**2.8%**
Markham	0.3%	**0.2%**
Richmond Hill/Vaughan	0.2%	**0.3%**
Aurora/Newmarket	2.3%	**2.1%**
Ajax/Pickering	7.3%	**8.1%**
Toronto Census Metropolitan Area	**2.2%**	**2.1%**

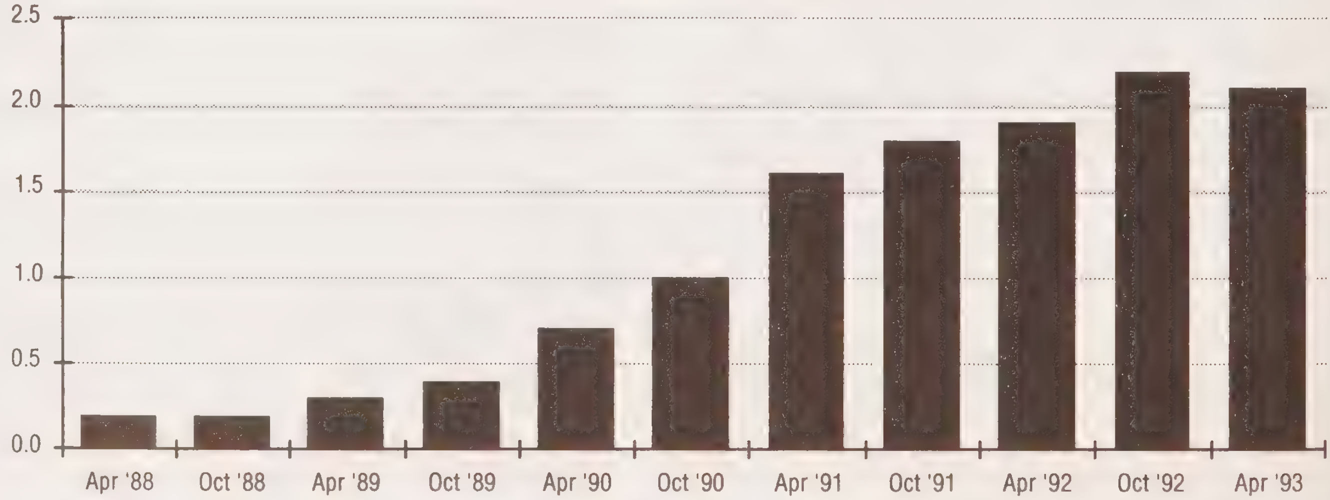
Vacancy rates by bedroom type have not changed significantly in the past six months. The exception has been in bachelor units where the rate has increased from 3.1% to 3.7%. With more choice available, the desirability of bachelor units has lessened. These renters now have the option of renting a 1-bedroom unit. In addition, those same renters who would like to double up for financial reasons now have the option of renting larger accommodation because of improved availability.

Vacancy rates by bedroom type vary from submarket to submarket within the Toronto CMA based on the supply of a particular type of unit. For instance, in Ajax/ Pickering, the vacancy rate for 3-bedroom units in Ajax/Pickering is 19.0%, due an oversupply of that particular bedroom type. In addition, vacancy rates in parts of the City of Toronto are over 4%, and over 5% in the City of Etobicoke for bachelor units, indicating a more than adequate supply.

VACANCY RATES BY BEDROOM TYPE — HISTORICAL COMPARISON PRIVATE APARTMENTS — THREE UNITS AND OVER TORONTO CMA, APRIL 1993

SURVEY DATE	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
1988 — APRIL	.3	.2	.2	.2	.2
OCTOBER	.3	.2	.2	.4	.2
1989 — APRIL	.3	.2	.2	.3	.3
OCTOBER	.6	.4	.4	.5	.4
1990 — APRIL	.7	.6	.7	.8	.7
OCTOBER	1.4	.8	.9	1.4	1.0
1991 — APRIL	2.4	1.4	1.6	2.3	1.6
OCTOBER	2.7	1.5	1.9	2.1	1.8
1992 — APRIL	3.3	1.8	1.7	2.2	1.9
OCTOBER	3.2	1.9	2.1	3.1	2.2
1993 — APRIL	3.7	2.0	1.7	2.9	2.1

TORONTO CMA VACANCY RATES, 1988-1993
Private Apartments - Three Units And Over



VACANCY RATES BY AGE OF STRUCTURE

Detailed analysis of vacancy rates shows a clear relationship between ages of building and vacancies. Vacancy rates continue to be highest in newer buildings and also in centrally-located older buildings which have been renovated over the years.

Increasing competition in the past couple of years has reduced the vacancy rate in new buildings significantly. Only 18 months ago, the vacancy rate in buildings completed after 1984 was about 10 per cent. The rate in April 1993 was 4.4%. This reduction has occurred as property management firms and owners have responded to market conditions through rent reductions and incentives to achieve higher occupancy levels.

Buildings completed between 1960-1974 continue to have the lowest vacancy rates, mainly due to their lower rents and desirable locations. More information will be available on rents by age of structure when CMHC surveys rents in the October 1993 Rental Market Survey.

VACANCY RATES BY AGE OF STRUCTURE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA

	ALL TYPES		BACHELOR		1-BEDROOM		2-BEDROOM		3-BEDROOM	
COMPLETION DATE	OCT 1992	APR 1993	OCT 1992	APR 1993	OCT 1992	APR 1993	OCT 1992	APR 1993	OCT 1992	APR 1993
BEFORE 1940	4.4%	3.5%	4.5%	4.9%	4.5%	3.4%	4.2%	2.5%	4.0%	4.1%
1940-1959	1.9%	1.9%	3.1%	3.8%	2.0%	1.9%	1.3%	1.4%	2.1%	2.3%
1960-1974	1.1%	1.3%	2.4%	2.8%	1.0%	1.4%	0.9%	1.0%	1.4%	1.5%
1975-1984	5.4%	4.2%	4.1%	4.6%	4.2%	3.8%	5.7%	3.6%	7.6%	6.9%
AFTER 1984	5.3%	4.4%	6.2%	9.4%	6.3%	4.8%	4.7%	4.3%	6.7%	2.5%

STARTS AND COMPLETIONS ACTIVITY

In 1992, starts activity in the Toronto CMA was up just over 10 per cent compared to 1991. Increases were recorded for Metro Toronto and Peel Region; reductions occurred in Durham, York, and Halton regions. Starts were:

- up 70% in Metro Toronto;
- up 24% in Peel Region;
- down 21% in Durham Region;
- down 25% in York Region;
- down 26% in Halton Region; and
- and up 10% in the Toronto CMA.

The substantial increase in starts for Metro Toronto can be attributed mainly to a 140 per cent increase in assisted rental starts. However, in Peel region, increases were spread over all tenure types. Peel recorded increases in freehold, condominium, private and assisted rental starts. Durham region showed declines of all tenure types as did York region. In Halton, there was a rise in all tenure types except for a significant drop in condominium starts.

Across the Toronto CMA, new homes sales have been generally slow which indicate that starts will continue to be sluggish throughout the summer of 1993. In addition, the level of assisted rental housing, which has been a significant component of Toronto's housing starts over the past 2 years, is slowing down. However, rental housing has made up a larger share in 1992 than in past years. In 1992, assisted and private rental housing made up almost 43 per cent of all housing starts compared to only 9 per cent in 1987.

HOUSING STARTS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, JANUARY-DECEMBER 1985-1993

		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-DECEMBER	1985	19694	2765	2152	2667	27278
JANUARY-DECEMBER	1986	25380	5709	1509	1033	33631
JANUARY-DECEMBER	1987	29849	12488	1789	2392	46518
JANUARY-DECEMBER	1988	20840	12834	2684	2433	38791
JANUARY-DECEMBER	1989	17664	13077	1496	2947	35184
JANUARY-DECEMBER	1990	8032	6367	1840	2484	18723
JANUARY-DECEMBER	1991	10684	2208	198	5724	18814
JANUARY-DECEMBER	1992	10711	1218	589	8252	20770
JANUARY-APRIL	1993	2709	782	170	863	4524

HOUSING COMPLETIONS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, JANUARY-DECEMBER 1985-1993

		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-DECEMBER	1985	15594	704	1943	1640	19881
JANUARY-DECEMBER	1986	21038	2289	1565	2169	27061
JANUARY-DECEMBER	1987	27929	6389	646	1560	36524
JANUARY-DECEMBER	1988	25050	5123	2276	1793	34242
JANUARY-DECEMBER	1989	19394	14324	2698	2981	39397
JANUARY-DECEMBER	1990	12114	10868	2620	2334	27936
JANUARY-DECEMBER	1991	10985	9074	1514	4430	26003
JANUARY-DECEMBER	1992	11573	4262	524	6043	22402
JANUARY-APRIL	1993	3394	255	16	1692	5357

On the completions side, condominium and private rental completions have been falling steadily since they peaked in 1989. Freehold completions have been relatively stable since 1990 while assisted rental completions have been the only segment of the market which has consistently grown since 1990. It is expected that completions of assisted projects should peak at 7000 units in 1993, which will contribute to the easing of the vacancy rate into 1994.

THE ECONOMY

The unemployment rate in the Toronto CMA is approximately 11.0% and shows little sign of improving dramatically over the short term. The lingering financial consequences of potential unemployment, on-going restructuring in large companies, and high debt levels by businesses, consumers, and governments are all factors which are slowing any improvement in the economy.

Consumer confidence is the key to an improvement in the economy. In addition, external stimulae on the economy are occurring. Lower interest rates and a lower dollar have improved the performance of export activity, particularly to the United States.

HOUSING DEMAND

Another important aspect is the number of immigrants coming to the Toronto area. Immigration into Canada has increased since 1985 and is now close to 250,000 per year. Of these, Toronto is probably receiving 90,000 to 100,000, who are attracted by the diverse ethnic infrastructure within the community. This influx of immigrants has the potential to affect housing demand: rental in the short term, and ownership in the long term.

It is estimated that the net result of tenure-shifting, youth unemployment, and immigration is that rental demand was about 3,000-4,000 units in 1992, versus additions of 6,500 in 1992, which has caused the vacancy rate to rise at that time. In April 1993, a slowdown in homebuying has caused rental demand to be stronger. As homebuying improves, demand for rental housing should ease once again.

OUTLOOK

In the short term, it is expected that the Toronto CMA vacancy rate will increase to 2.4% by the fall of 1993. Rates are not expected to fall over the next 12 to 18 months. The following factors will contribute to a rate of over 2 per cent for the short to medium term:

1. **continuing opportunities for renters to afford homeownership** — CMHC's affordability index indicates that almost 30 per cent of renters can afford a starter home in the Toronto CMA. With interest rates at their lowest level in 20 years and house prices at 1987 levels, and federal initiatives such as the RRSP and 5% down payment program, renters will continue to take advantage of the opportunity to become homeowners over the next year.

2. **the completion of assisted rental units** — The number of assisted rental housing units under construction in the Toronto CMA recently peaked in September 1992 at 8,400 units. In April 1993, the number of assisted units under construction has fallen to 7,100 units. As these units are completed, it is expected to exceed demand in the short term, allowing the vacancy rate to rise in the next 6 to 12 months.

3. **unemployment in renter age groups** — continuing high unemployment in the Toronto CMA will, on the one hand, contribute to weak demand as doubling up and living with parents are the options left to young people who are temporarily unemployed. On the other hand, high unemployment has been keeping some people in rental housing and delaying their advance into the homeownership market, despite the opportunities for homeownership.

4. **growing number of immigrants which will initially require rental accommodation** — while the first three factors are tending to result in weak demand and rising vacancies, immigration is bolstering demand for rental housing. Recent immigrants are more likely to rent than own when they first arrive.

With 7,000 rental units expected to be completed, and with the availability of other options, such as rented condominiums and basement apartments, growth in supply is likely to exceed demand in 1993, by a small amount.

VACANCY RESULTS ACROSS CANADA

The vacancy rate for privately initiated apartment structures of three or more units in Canadian Census Metropolitan Areas (CMAs) was 4.6% in April 1993, down from the 4.8% in October 1992, and up from 4.4% a year ago. The lowest vacancy rate was in Ottawa (1.8%) while the highest was in Sherbrooke (8.0%).

Seven out of ten CMAs in Ontario saw increased vacancy rates, which bucked the national trend. London, Ottawa, Sudbury, Kitchener, Hamilton, Thunder Bay, and St. Catharines-Niagara Falls all had rising rates. Toronto, Oshawa, and Windsor showed only slight declines.

The vacancy rates of all CMAs in Canada in April 1993, ranked from the lowest to highest, are listed below:

Vacancy Rates For Privately Initiated Structures, Three Units And Over

CMA	October 1992	**April 1993**
Ottawa	1.3%	**1.8%**
Vancouver	1.6%	**2.0%**
Toronto	2.2%	**2.1%**
Victoria	1.5%	**2.1%**
Hamilton	2.3%	**2.8%**
Windsor	3.3%	**3.0%**
Thunder Bay	2.5%	**3.2%**
Hull	3.7%	**3.6%**
London	3.4%	**3.9%**
Regina	3.6%	**4.6%**
Sudbury	2.5%	**5.1%**
Kitchener	4.4%	**5.3%**
St. Catharines-Niagara	3.4%	**5.3%**
Québec	6.3%	**5.3%**
Chicoutimi-Jonquiere	7.1%	**5.4%**
Edmonton	4.0%	**5.5%**
Winnipeg	6.1%	**5.7%**
Oshawa	6.1%	**5.8%**
Montréal	7.7%	**6.4%**
Saskatoon	4.4%	**6.7%**
Calgary	5.5%	**7.0%**
Trois Rivieres	7.0%	**7.0%**
Halifax	5.7%	**7.1%**
Saint John	6.0%	**7.8%**
St. John's	5.6%	**7.9%**
Sherbrooke	9.3%	**8.0%**
All CMAs in Canada	4.8%	4.6%

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis; and
- structures with less than three rental units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately interpret the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing three or more units;
- privately initiated rental units in row housing projects; and
- publicly initiated row and apartment projects of three or more units. These are often referred to as assisted units. They include FP (federal/provincial) projects, public housing, entrepreneur (limited dividend) housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census (1991). Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has be assigned.

In this survey, the 1991 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Bradford, West Gwillimbury, New Tecumseth, Orangeville, Ajax, Pickering and Uxbridge.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then verified by CMHC's National Office, who weight the data appropriately. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 781-2451, Ext. 255.

*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

VACANCY SUMMARY TABLES

HOUSING STARTS BY TENURE
TORONTO CMA, JANUARY-DECEMBER 1985-1993

YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO					
JANUARY-DECEMBER 1985	3361	2178	1823	2100	9462
JANUARY-DECEMBER 1986	2587	2942	1096	676	7301
JANUARY-DECEMBER 1987	1885	6894	856	1729	11364
JANUARY-DECEMBER 1988	2035	7253	840	1737	11865
JANUARY-DECEMBER 1989	2376	6730	440	1812	11358
JANUARY-DECEMBER 1990	1124	3914	1110	774	6922
JANUARY-DECEMBER 1991	777	1096	58	2373	4304
JANUARY-DECEMBER 1992	798	656	148	5696	7298
JANUARY-APRIL 1993	155	140	2	636	933
PEEL REGION					
JANUARY-DECEMBER 1985	5650	250	176	175	6251
JANUARY-DECEMBER 1986	7936	1274	177	185	9572
JANUARY-DECEMBER 1987	8301	3001	514	368	12184
JANUARY-DECEMBER 1988	7080	2692	1586	418	11776
JANUARY-DECEMBER 1989	4892	3728	782	354	9756
JANUARY-DECEMBER 1990	2365	437	229	1047	4078
JANUARY-DECEMBER 1991	4089	230	4	1417	5740
JANUARY-DECEMBER 1992	4627	415	341	1721	7104
JANUARY-APRIL 1993	1096	440	0	129	1665
DURHAM REGION					
JANUARY-DECEMBER 1985	3272	80	141	92	3585
JANUARY-DECEMBER 1986	5380	0	271	43	5694
JANUARY-DECEMBER 1987	7010	624	215	440	8289
JANUARY-DECEMBER 1988	6204	822	390	153	7569
JANUARY-DECEMBER 1989	4487	900	108	312	5807
JANUARY-DECEMBER 1990	2754	341	508	180	3783
JANUARY-DECEMBER 1991	2656	182	32	1105	3975
JANUARY-DECEMBER 1992	2091	0	0	1043	3134
JANUARY-APRIL 1993	325	0	0	12	337
YORK REGION					
JANUARY-DECEMBER 1985	7698	250	139	287	8374
JANUARY-DECEMBER 1986	10038	1431	154	172	11795
JANUARY-DECEMBER 1987	11598	2246	52	258	14154
JANUARY-DECEMBER 1988	6849	1475	84	205	8613
JANUARY-DECEMBER 1989	6414	2023	147	594	9178
JANUARY-DECEMBER 1990	2842	1192	278	473	4785
JANUARY-DECEMBER 1991	3687	256	131	1153	5227
JANUARY-DECEMBER 1992	3262	60	0	590	3912
JANUARY-APRIL 1993	885	202	0	98	1185
HALTON REGION					
JANUARY-DECEMBER 1985*	1543	87	21	270	1921
JANUARY-DECEMBER 1986*	2312	62	87	0	2461
JANUARY-DECEMBER 1987	4389	979	232	0	5600
JANUARY-DECEMBER 1988	2717	1189	12	0	3918
JANUARY-DECEMBER 1989	2550	675	66	76	3367
JANUARY-DECEMBER 1990	647	798	218	0	1663
JANUARY-DECEMBER 1991	933	1191	0	383	2507
JANUARY-DECEMBER 1992	1003	223	100	525	1851
JANUARY-APRIL 1993	524	0	168	84	776
TORONTO CMA					
JANUARY-DECEMBER 1985	19694	2765	2152	2667	27278
JANUARY-DECEMBER 1986	25380	5709	1509	1033	33631
JANUARY-DECEMBER 1987	29849	12488	1789	2392	46518
JANUARY-DECEMBER 1988	20840	12834	2684	2433	38791
JANUARY-DECEMBER 1989	17664	13077	1496	2947	35184
JANUARY-DECEMBER 1990	8032	6367	1840	2484	18723
JANUARY-DECEMBER 1991	10684	2208	198	5724	18814
JANUARY-DECEMBER 1992	10711	1218	589	8252	20770
JANUARY-APRIL 1993	2709	782	170	863	4524

NOTE: Regions include all municipalities. Toronto CMA includes Metro, York region, Peel region, Halton region (except Burlington), Ajax, Pickering, Uxbridge, Bradford West Gwillumbury, New Tecumseth, and Orangeville.

* Information excludes Burlington in 1985 and 1986.

HOUSING COMPLETIONS BY TENURETORONTO CMA, TORONTO CMA, JANUARY-DECEMBER 1985-1993

YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO					
JANUARY-DECEMBER 1985	3238	555	1260	1117	6170
JANUARY-DECEMBER 1986	2894	1464	1208	1725	7291
JANUARY-DECEMBER 1987	1907	3737	188	1101	6933
JANUARY-DECEMBER 1988	1538	1912	1409	1329	6188
JANUARY-DECEMBER 1989	2330	8153	1010	2193	13686
JANUARY-DECEMBER 1990	1740	5485	1532	1182	9939
JANUARY-DECEMBER 1991	1098	5333	743	1605	8779
JANUARY-DECEMBER 1992	818	2871	278	2403	6370
JANUARY-APRIL 1993	377	24	16	1238	1655
PEEL REGION					
JANUARY-DECEMBER 1985	3892	149	683	340	5064
JANUARY-DECEMBER 1986	6504	252	214	95	7065
JANUARY-DECEMBER 1987	8304	1217	198	184	9903
JANUARY-DECEMBER 1988	7742	1822	530	225	10319
JANUARY-DECEMBER 1989	6040	3418	1434	325	11217
JANUARY-DECEMBER 1990	3162	2955	500	824	7441
JANUARY-DECEMBER 1991	4268	1359	743	1049	7419
JANUARY-DECEMBER 1992	4613	572	0	1890	7075
JANUARY-APRIL 1993	1265	223	0	220	1708
DURHAM REGION					
JANUARY-DECEMBER 1985	2748	11	65	41	2865
JANUARY-DECEMBER 1986	4211	0	116	0	4327
JANUARY-DECEMBER 1987	6812	159	446	229	7646
JANUARY-DECEMBER 1988	5854	460	41	330	6685
JANUARY-DECEMBER 1989	4890	507	640	167	6204
JANUARY-DECEMBER 1990	4319	516	471	430	5736
JANUARY-DECEMBER 1991	2767	731	266	231	3995
JANUARY-DECEMBER 1992	2601	0	40	1525	4166
JANUARY-APRIL 1993	458	0	0	118	576
YORK REGION					
JANUARY-DECEMBER 1985	5986	0	0	183	6169
JANUARY-DECEMBER 1986	7838	303	139	243	8523
JANUARY-DECEMBER 1987	10184	1359	124	275	11942
JANUARY-DECEMBER 1988	9876	1270	52	202	11400
JANUARY-DECEMBER 1989	6970	1831	3	296	9100
JANUARY-DECEMBER 1990	4218	1604	23	191	6036
JANUARY-DECEMBER 1991	3750	1619	4	1387	6760
JANUARY-DECEMBER 1992	3641	318	131	880	4970
JANUARY-APRIL 1993	1240	0	0	234	1474
HALTON REGION					
JANUARY-DECEMBER 1985*	1311	0	2	138	1451
JANUARY-DECEMBER 1986*	1663	270	9	133	2075
JANUARY-DECEMBER 1987	4419	621	246	0	5286
JANUARY-DECEMBER 1988	3364	488	281	0	4133
JANUARY-DECEMBER 1989	2250	1375	14	0	3639
JANUARY-DECEMBER 1990	1551	597	365	26	2539
JANUARY-DECEMBER 1991	851	827	27	50	1755
JANUARY-DECEMBER 1992	1299	990	110	753	3152
JANUARY-APRIL 1993	278	44	0	129	451
TORONTO CMA					
JANUARY-DECEMBER 1985	15594	704	1943	1640	19881
JANUARY-DECEMBER 1986	21038	2289	1565	2169	27061
JANUARY-DECEMBER 1987	27929	6389	646	1560	36524
JANUARY-DECEMBER 1988	25050	5123	2276	1793	34242
JANUARY-DECEMBER 1989	19394	14324	2698	2981	39397
JANUARY-DECEMBER 1990	12114	10868	2620	2334	27936
JANUARY-DECEMBER 1991	10985	9074	1514	4430	26003
JANUARY-DECEMBER 1992	11573	4262	524	6043	22402
JANUARY-APRIL 1993	3394	255	16	1692	5357

NOTE: Regions include all municipalities. Toronto CMA includes Metro, York region, Peel region, Halton region (except Burlington), Ajax, Pickering, Uxbridge, Bradford West Gwillumbury, New Tecumseth, and Orangeville.

* Information excludes Burlington in 1985 and 1986.

VACANCY RATES BY ZONE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA, APRIL 1993

ZONE	LOCATION	PREVIOUS VACANCY RATES APRIL 1991	OCTOBER 1991	APRIL 1992	OCTOBER 1992	APRIL 1993 SUMMARY APRIL 1993	# VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	2.4	2.6	3.1	3.2	3.1	844	27190
2	Toronto (East)	2.5	1.5	2.5	1.7	2.3	134	5737
3	Toronto (North)	.8	.6	1.0	1.2	1.4	402	29511
4	Toronto (West)	3.1	3.5	4.0	3.7	3.0	619	20632
1-4	**Toronto City**	**2.0**	**2.0**	**2.5**	**2.5**	**2.4**	**2000**	**83069**
5	Etobicoke (South)	1.3	1.9	1.8	2.0	3.2	336	10554
6	Etobicoke (Central)	.4	.4	.6	1.3	2.0	286	14177
7	Etobicoke (North)	2.3	6.5	3.5	3.4	3.5	196	5586
5-7	**Etobicoke City**	**1.0**	**2.0**	**1.5**	**1.9**	**2.7**	**818**	**30317**
8	York City	1.0	1.8	1.3	2.5	2.0	343	17027
9	East York (Borough)	.4	.5	.5	1.1	1.3	234	18013
10	Scarborough (Central)	.5	1.3	1.6	1.2	1.0	139	13894
11	Scarborough (North)	2.6	2.4	2.5	2.2	1.9	126	6616
12	Scarborough (East)	1.0	2.1	1.9	2.1	2.4	234	9881
10-12	**Scarborough City**	**1.1**	**1.8**	**1.9**	**1.7**	**1.6**	**499**	**30391**
13	North York (Southeast)	1.2	1.2	1.6	1.7	2.3	389	17079
14	North York (Northeast)	.4	1.0	1.0	1.6	.8	89	11545
15	North York (Southwest)	.5	.4	1.3	1.2	.7	72	9673
16	North York (N. Central)	.2	.3	.3	.7	1.0	116	11775
17	North York (Northwest)	1.2	1.5	1.6	2.3	2.1	272	13038
13-17	**North York City**	**.7**	**.9**	**1.2**	**1.5**	**1.5**	**938**	**63110**
1-17	**Metropolitan Toronto**	**1.3**	**1.6**	**1.7**	**2.0**	**2.0**	**4832**	**241926**
18	Mississauga (South)	.9	1.3	1.1	1.7	1.2	138	11558
19	Mississauga (Northwest)	8.4	4.7	2.3	5.1	3.0	117	3873
20	Mississauga (Northeast)	4.7	3.5	3.8	3.7	3.2	453	13980
18-20	**Mississauga City**	**3.8**	**2.8**	**2.6**	**3.1**	**2.4**	**708**	**29411**
21	Brampton (West)	1.9	3.7	3.3	3.6	1.5	82	5571
22	Brampton (East)	3.5	4.9	6.4	4.9	3.4	125	3684
21-22	**Brampton City**	**2.5**	**4.2**	**4.5**	**4.1**	**2.2**	**207**	**9255**
23	Oakville Town	1.2	1.0	1.4	2.1	2.8	126	4424
24	Caledon	.0	1.6	5.1	4.2	5.0	4	80
25	R. Hill, Vaughan, King	.9	.4	.3	.2	.3	5	1716
26	Aurora, Newm., Whit-St.	2.4	3.6	2.3	2.3	2.1	35	1707
27	Markham Town	.0	.1	.1	.3	.2	2	1057
25-27	**York Region**	**1.3**	**1.5**	**1.0**	**1.0**	**.9**	**42**	**4480**
28	Pickering, Ajax, Uxbridge	12.7	9.2	5.8	7.3	8.1	206	2551
29	Milton, Halton Hills	.9	1.3	1.4	2.4	1.1	16	1429
30	Orangeville	2.8	2.3	2.8	1.3	1.4	11	801
31	Bradford, W. Gwillimbury	2.3	1.1	3.2	3.8	3.5	27	772
18-31	**Remaining Toronto CMA**	**3.4**	**3.0**	**2.8**	**3.2**	**2.5**	**1347**	**53203**
1-31	**Toronto CMA**	**1.6**	**1.8**	**1.9**	**2.2**	**2.1**	**6179**	**295129**

* Sample too small or not available

SUMMARY RESULTS, BACHELOR UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1993

		PREVIOUS VACANCY RATES				APRIL 1993 SUMMARY		
ZONE	LOCATION	APRIL 1991	OCTOBER 1991	APRIL 1992	OCTOBER 1992	APRIL 1993	# VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	3.3	3.1	4.0	3.7	4.6	286	6267
2	Toronto (East)	2.2	2.3	4.7	1.7	1.9	21	1103
3	Toronto (North)	.7	.8	1.3	2.3	3.1	148	4771
4	Toronto (West)	4.1	6.3	5.6	4.9	4.6	192	4139
1-4	**Toronto City**	**2.7**	**3.1**	**3.7**	**3.4**	**4.0**	**647**	**16281**
5	Etobicoke (South)	2.3	1.4	2.8	.4	5.6	48	848
6	Etobicoke (Central)	.8	.5	3.4	7.8	5.4	10	189
7	Etobicoke (North)	.0	.0	.0	4.1	4.4	1	28
5-7	**Etobicoke City**	**1.9**	**1.2**	**2.8**	**2.2**	**5.5**	**59**	**1064**
8	York City	2.2	3.6	1.9	3.7	3.2	53	1632
9	East York (Borough)	1.3	.8	1.6	3.2	2.3	27	1166
10	Scarborough (Central)	1.3	.6	2.9	.8	2.0	8	384
11	Scarborough (North)	.0	1.2	.0	1.2	3.5	3	85
12	Scarborough (East)	4.1	1.2	5.8	3.4	7.4	13	176
10-12	**Scarborough City**	**1.9**	**.9**	**3.3**	**1.6**	**3.7**	**24**	**645**
13	North York (Southeast)	.0	.0	1.1	.0	2.5	5	204
14	North York (Northeast)	.5	.5	.5	1.0	.0	0	203
15	North York (Southwest)	.0	.0	.6	1.4	1.5	5	342
16	North York (N. Central)	2.4	.0	1.4	.6	9.3	15	165
17	North York (Northwest)	1.4	1.7	.5	2.6	1.0	2	208
13-17	**North York City**	**.8**	**.5**	**.7**	**1.3**	**2.5**	**28**	**1122**
1-17	**Metropolitan Toronto**	**2.4**	**2.8**	**3.3**	**3.2**	**3.8**	**837**	**21910**
18	Mississauga (South)	1.1	4.2	.3	1.7	2.3	7	302
19	Mississauga (Northwest)	3.0	3.0	.0	3.3	5.9	2	34
20	Mississauga (Northeast)	1.3	.8	7.2	3.2	1.2	5	406
18-20	**Mississauga City**	**1.3**	**2.4**	**4.1**	**2.6**	**1.9**	**14**	**742**
21	Brampton (West)	.0	.7	5.4	8.0	5.2	9	171
22	Brampton (East)	4.3	4.3	2.9	7.1	1.4	1	70
21-22	**Brampton City**	**1.3**	**1.9**	**4.7**	**7.8**	**4.1**	**10**	**241**
23	Oakville Town	3.0	.9	2.6	1.7	4.0	7	166
24	Caledon	.0	.0	20.0	16.7	10.0	1	10
25	R. Hill, Vaughan, King	.0	.0	1.0	.0	.0	0	103
26	Aurora, Newm., Whit-St.	2.2	1.3	.0	4.0	1.5	1	77
27	Markham Town	.0	.0	.0	10.0	.0	0	12
25-27	**York Region**	**1.0**	**.5**	**.6**	**2.2**	**.6**	**1**	**192**
28	Pickering, Ajax, Uxbridge	.0	7.1	.0	.0	.0	0	12
29	Milton, Halton Hills	.0	3.4	3.9	2.9	3.5	1	38
30	Orangeville	12.0	12.2	7.0	4.3	.0	0	51
31	Bradford, W. Gwillimbury	.0	.0	3.8	5.4	9.2	2	22
18-31	**Remaining Toronto CMA**	**1.8**	**2.3**	**3.8**	**3.5**	**2.4**	**36**	**1474**
1-31	**Toronto CMA**	**2.4**	**2.7**	**3.3**	**3.2**	**3.7**	**873**	**23384**

*Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 1-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1993

		PREVIOUS VACANCY RATES				APRIL 1993 SUMMARY		
ZONE	LOCATION	APRIL 1991	OCTOBER 1991	APRIL 1992	OCTOBER 1992	APRIL 1993	# VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	1.7	2.4	2.9	2.8	2.5	362	14432
2	Toronto (East)	2.4	1.3	1.8	1.3	2.6	79	3064
3	Toronto (North)	.4	.3	.7	1.1	.9	136	14684
4	Toronto (West)	2.7	2.8	2.6	2.6	2.7	291	10970
1-4	**Toronto City**	**1.6**	**1.7**	**2.0**	**2.0**	**2.0**	**867**	**43149**
5	Etobicoke (South)	.9	1.8	2.8	3.1	4.0	189	4787
6	Etobicoke (Central)	.2	.8	.7	1.9	2.9	125	4262
7	Etobicoke (North)	.5	.8	1.2	2.9	5.3	43	810
5-7	**Etobicoke City**	**.6**	**1.3**	**1.8**	**2.5**	**3.6**	**357**	**9859**
8	York City	.7	1.4	1.6	2.8	2.4	198	8231
9	East York (Borough)	.3	.5	.5	1.2	1.4	134	9519
10	Scarborough (Central)	.6	1.7	2.8	1.7	1.4	88	6164
11	Scarborough (North)	3.4	2.2	2.8	1.5	2.0	40	2043
12	Scarborough (East)	.4	1.5	1.2	1.8	3.1	87	2813
10-12	**Scarborough City**	**1.1**	**1.7**	**2.4**	**1.7**	**1.9**	**215**	**11021**
13	North York (Southeast)	2.6	2.0	2.7	2.1	2.6	155	6050
14	North York (Northeast)	.1	.8	1.4	1.6	1.0	39	3716
15	North York (Southwest)	.5	.5	1.4	.9	1.2	46	3829
16	North York (N. Central)	.2	.1	.2	.3	.8	33	4368
17	North York (Northwest)	1.1	2.0	1.9	1.6	1.6	78	4856
13-17	**North York City**	**1.1**	**1.2**	**1.6**	**1.4**	**1.5**	**351**	**22819**
1-17	**Metropolitan Toronto**	**1.1**	**1.4**	**1.8**	**1.9**	**2.0**	**2122**	**104596**
18	Mississauga (South)	.8	1.0	.8	1.2	1.2	58	4911
19	Mississauga (Northwest)	7.1	4.1	2.0	4.3	3.2	43	1330
20	Mississauga (Northeast)	5.0	1.3	2.1	2.1	2.7	105	3941
18-20	**Mississauga City**	**3.4**	**1.5**	**1.5**	**2.0**	**2.0**	**206**	**10182**
21	Brampton (West)	2.8	6.0	4.2	3.6	.9	19	2038
22	Brampton (East)	1.2	3.6	6.3	2.6	3.7	35	957
21-22	**Brampton City**	**2.3**	**5.3**	**4.8**	**3.3**	**1.8**	**54**	**2995**
23	Oakville Town	.7	1.0	1.6	2.7	1.8	25	1388
24	Caledon	.0	.0	.0	6.6	8.7	2	23
25	R. Hill, Vaughan, King	.6	.2	.3	.2	.0	0	616
26	Aurora, Newm., Whit-St.	2.6	3.8	2.0	1.4	1.3	9	685
27	Markham Town	.0	.0	.3	.3	.0	0	416
25-27	**York Region**	**1.3**	**1.6**	**1.0**	**.7**	**.5**	**9**	**1717**
28	Pickering, Ajax, Uxbridge	5.1	6.6	5.1	1.6	2.5	8	333
29	Milton, Halton Hills	1.3	1.5	1.4	2.6	.5	3	552
30	Orangeville	3.3	1.7	3.0	1.2	2.1	7	336
31	Bradford, W. Gwillimbury	3.3	1.9	6.3	7.8	6.3	18	281
18-31	**Remaining Toronto CMA**	**2.8**	**2.3**	**2.2**	**2.2**	**1.9**	**331**	**17808**
1-31	**Toronto CMA**	**1.4**	**1.5**	**1.8**	**1.9**	**2.0**	**2453**	**122404**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 2-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1993

		PREVIOUS VACANCY RATES				APRIL 1993 SUMMARY		
ZONE	LOCATION	APRIL 1991	OCTOBER 1991	APRIL 1992	OCTOBER 1992	APRIL 1993	# VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	3.3	2.7	2.3	3.6	2.9	169	5840
2	Toronto (East)	3.2	1.4	1.5	2.6	2.2	32	1460
3	Toronto (North)	1.5	.8	1.1	.8	1.2	101	8751
4	Toronto (West)	2.8	2.5	5.2	4.6	2.2	107	4936
1-4	**Toronto City**	**2.4**	**1.8**	**2.4**	**2.6**	**1.9**	**408**	**20987**
5	Etobicoke (South)	1.5	1.5	.7	1.1	1.5	71	4622
6	Etobicoke (Central)	.4	.3	.5	.8	1.4	106	7489
7	Etobicoke (North)	2.6	9.1	4.0	2.9	2.9	109	3827
5-7	**Etobicoke City**	**1.2**	**2.7**	**1.4**	**1.4**	**1.8**	**286**	**15938**
8	York City	.4	2.0	.7	1.7	1.3	81	6310
9	East York (Borough)	.3	.3	.3	.6	.9	57	6285
10	Scarborough (Central)	.3	.9	.5	.9	.6	40	6412
11	Scarborough (North)	2.5	2.9	2.5	2.6	1.9	74	3804
12	Scarborough (East)	1.1	2.6	2.4	2.3	1.8	102	5568
10-12	**Scarborough City**	**1.1**	**2.0**	**1.7**	**1.8**	**1.4**	**216**	**15784**
13	North York (Southeast)	.3	.8	1.1	1.6	2.0	178	8761
14	North York (Northeast)	.5	1.2	.7	1.2	.5	27	5670
15	North York (Southwest)	.6	.3	1.4	1.5	.3	12	4581
16	North York (N. Central)	.2	.4	.2	.7	1.0	54	5550
17	North York (Northwest)	1.2	1.0	1.1	2.3	1.9	123	6449
13-17	**North York City**	**.5**	**.8**	**.9**	**1.5**	**1.3**	**394**	**31010**
1-17	**Metropolitan Toronto**	**1.1**	**1.6**	**1.4**	**1.7**	**1.5**	**1444**	**96314**
18	Mississauga (South)	.8	1.0	1.1	1.3	1.2	66	5594
19	Mississauga (Northwest)	10.5	5.6	2.4	5.8	2.7	56	2057
20	Mississauga (Northeast)	5.1	5.0	4.7	4.6	3.8	324	8474
18-20	**Mississauga City**	**4.3**	**3.7**	**3.2**	**3.6**	**2.8**	**446**	**16125**
21	Brampton (West)	1.2	2.1	2.3	3.4	1.6	47	2963
22	Brampton (East)	4.4	5.3	6.5	6.1	2.8	57	2013
21-22	**Brampton City**	**2.6**	**3.5**	**4.1**	**4.5**	**2.1**	**104**	**4976**
23	Oakville Town	1.3	1.1	1.4	1.7	3.8	94	2452
24	Caledon	.0	3.1	5.1	.0	2.5	1	40
25	R. Hill, Vaughan, King	.9	.4	.2	.2	.3	3	899
26	Aurora, Newm., Whit-St.	2.4	3.3	2.7	2.4	2.7	23	875
27	Markham Town	.0	.2	.0	.2	.3	2	577
25-27	**York Region**	**1.3**	**1.3**	**1.0**	**1.0**	**1.2**	**28**	**2350**
28	Pickering, Ajax, Uxbridge	4.5	3.1	1.4	2.3	1.6	21	1275
29	Milton, Halton Hills	.7	1.2	1.4	2.4	1.5	12	772
30	Orangeville	1.4	1.4	1.8	1.1	1.1	4	362
31	Bradford, W. Gwillimbury	2.0	.8	1.3	1.6	1.7	7	423
18-31	**Remaining Toronto CMA**	**3.4**	**3.1**	**2.9**	**3.3**	**2.5**	**717**	**28774**
1-31	**Toronto CMA**	**1.6**	**1.9**	**1.7**	**2.1**	**1.7**	**2160**	**125087**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 3-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1993

		PREVIOUS VACANCY RATES				APRIL 1993 SUMMARY		
ZONE	LOCATION	APRIL 1991	OCTOBER 1991	APRIL 1992	OCTOBER 1992	APRIL 1993	# VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	1.7	2.2	3.2	2.4	3.5	22	611
2	Toronto (East)	.0	.0	11.3	.0	2.3	2	101
3	Toronto (North)	1.9	1.7	2.3	1.9	1.5	18	1195
4	Toronto (West)	4.3	5.8	6.2	5.8	5.0	30	585
1-4	**Toronto City**	**2.5**	**3.0**	**4.0**	**3.0**	**2.9**	**71**	**2492**
5	Etobicoke (South)	.0	7.9	.0	2.9	9.5	28	297
6	Etobicoke (Central)	.3	.3	.6	1.5	2.0	45	2215
7	Etobicoke (North)	2.7	1.5	3.5	6.1	4.7	43	921
5-7	**Etobicoke City**	**.9**	**1.5**	**1.3**	**2.8**	**3.4**	**116**	**3433**
8	York City	4.5	.4	1.1	2.1	1.3	11	853
9	East York (Borough)	.8	.7	.6	.5	1.5	15	1003
10	Scarborough (Central)	.5	.4	.8	1.2	.4	4	934
11	Scarborough (North)	1.6	1.1	1.6	2.0	1.3	9	684
12	Scarborough (East)	1.6	1.8	.6	2.1	2.4	31	1318
10-12	**Scarborough City**	**1.3**	**1.2**	**.9**	**1.8**	**1.5**	**44**	**2936**
13	North York (Southeast)	.5	.2	1.0	1.3	2.4	50	2058
14	North York (Northeast)	.4	1.0	1.2	2.6	1.2	23	1949
15	North York (Southwest)	1.1	.7	.9	1.1	1.1	10	906
16	North York (N. Central)	.2	.4	.9	1.5	.5	9	1670
17	North York (Northwest)	1.8	2.2	2.9	4.2	4.8	69	1430
13-17	**North York City**	**.6**	**.8**	**1.3**	**2.2**	**2.0**	**161**	**8013**
1-17	**Metropolitan Toronto**	**1.2**	**1.3**	**1.6**	**2.3**	**2.2**	**419**	**18732**
18	Mississauga (South)	2.3	3.0	3.2	6.5	.9	7	748
19	Mississauga (Northwest)	2.9	2.7	2.7	4.4	3.6	16	450
20	Mississauga (Northeast)	2.3	1.3	2.1	3.1	1.7	19	1134
18-20	**Mississauga City**	**2.4**	**2.1**	**2.6**	**4.5**	**1.8**	**42**	**2332**
21	Brampton (West)	1.3	2.1	4.6	3.7	1.9	7	381
22	Brampton (East)	3.7	4.8	5.6	4.2	5.2	32	613
21-22	**Brampton City**	**2.8**	**3.9**	**5.2**	**4.0**	**3.9**	**39**	**994**
23	Oakville Town	2.1	.0	.2	2.2	.2	1	416
24	Caledon	.0	.0	.0	*	.0	0	7
25	R. Hill, Vaughan, King	3.0	1.1	1.0	.0	2.1	2	98
26	Aurora, Newm., Whit-St.	1.4	7.1	4.0	8.2	2.9	2	70
27	Markham Town	.0	.0	.0	.0	.0	0	52
25-27	**York Region**	**1.9**	**2.7**	**1.9**	**2.4**	**1.8**	**4**	**220**
28	Pickering, Ajax, Uxbridge	25.4	18.6	12.1	16.2	19.0	177	931
29	Milton, Halton Hills	.0	.0	.0	.0	.0	0	66
30	Orangeville	.0	4.0	3.7	.0	.0	0	52
31	Bradford, W. Gwillimbury	2.1	.0	2.2	.0	.0	0	47
18-31	**Remaining Toronto CMA**	**6.4**	**5.2**	**4.5**	**6.1**	**5.2**	**263**	**5065**
1-31	**Toronto CMA**	**2.3**	**2.1**	**2.2**	**3.1**	**2.9**	**682**	**23797**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3+, AND ROW)
TORONTO CMA, APRIL 1993

ZONE	LOCATION	6+ VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE
1	Toronto (Central)	756	26119	2.9	844	27190	3.1	0	11	.0	844	27201	3.1
2	Toronto (East)	100	4553	2.2	134	5737	2.3	0	0	.0	134	5737	2.3
3	Toronto (North)	369	27744	1.3	402	29511	1.4	2	62	3.2	404	29573	1.4
4	Toronto (West)	492	18117	2.7	619	20632	3.0	9	119	7.6	628	20751	3.0
1-4	**Toronto City**	**1717**	**76532**	**2.2**	**2000**	**83069**	**2.4**	**11**	**192**	**5.7**	**2011**	**83261**	**2.4**
5	Etobicoke (South)	235	9530	2.5	336	10554	3.2	0	20	.0	336	10574	3.2
6	Etobicoke (Central)	284	14123	2.0	286	14177	2.0	1	487	.2	287	14664	2.0
7	Etobicoke (North)	192	5532	3.5	196	5586	3.5	14	568	2.5	210	6154	3.4
5-7	**Etobicoke City**	**711**	**29185**	**2.4**	**818**	**30317**	**2.7**	**15**	**1075**	**1.4**	**833**	**31392**	**2.7**
8	York City	313	15530	2.0	343	17027	2.0	0	116	.0	343	17143	2.0
9	East York (Borough)	234	17829	1.3	234	18013	1.3	0	98	.0	234	18111	1.3
10	Scarborough (Central)	119	13705	.9	139	13894	1.0	0	274	.0	139	14168	1.0
11	Scarborough (North)	126	6616	1.9	126	6616	1.9	9	382	2.4	135	6998	1.9
12	Scarborough (East)	229	9821	2.3	234	9881	2.4	0	338	.0	234	10219	2.3
10-12	**Scarborough City**	**474**	**30142**	**1.6**	**499**	**30391**	**1.6**	**9**	**994**	**.9**	**508**	**31385**	**1.6**
13	North York (Southeast)	388	17060	2.3	389	17079	2.3	4	1080	.4	393	18159	2.2
14	North York (Northeast)	88	11518	.8	89	11545	.8	12	915	1.3	101	12460	.8
15	North York (Southwest)	66	9318	.7	72	9673	.7	0	0	.0	72	9673	.7
16	North York (N. Central	102	11558	.9	116	11775	1.0	0	60	.0	116	11835	1.0
17	North York (Northwest)	271	12985	2.1	272	13038	2.1	14	485	2.9	286	13523	2.1
13-17	**North York City**	**914**	**62439**	**1.5**	**938**	**63110**	**1.5**	**30**	**2540**	**1.2**	**968**	**65650**	**1.5**
1-17	**Metropolitan Toronto**	**4363**	**231656**	**1.9**	**4832**	**241926**	**2.0**	**65**	**5015**	**1.3**	**4897**	**246941**	**2.0**
18	Mississauga (South)	128	11425	1.1	138	11558	1.2	0	240	.0	138	11798	1.2
19	Mississauga (Northwest)	117	3864	3.0	117	3873	3.0	11	746	1.5	128	4619	2.8
20	Mississauga (Northeast)	453	13980	3.2	453	13980	3.2	39	1148	3.4	492	15128	3.3
18-20	**Mississauga City**	**698**	**29269**	**2.4**	**708**	**29411**	**2.4**	**50**	**2134**	**2.3**	**758**	**31545**	**2.4**
21	Brampton (West)	75	5447	1.4	82	5571	1.5	0	586	.0	82	6157	1.3
22	Brampton (East)	125	3684	3.4	125	3684	3.4	0	202	.0	125	3886	3.2
21-22	**Brampton City**	**200**	**9131**	**2.2**	**207**	**9255**	**2.2**	**0**	**788**	**.0**	**207**	**10043**	**2.1**
23	Oakville Town	124	4374	2.8	126	4424	2.8	8	489	1.6	134	4913	2.7
24	Caledon	4	80	5.0	4	80	5.0	0	0	.0	4	80	5.0
25	R. Hill, Vaughan, King	2	1653	.1	5	1716	.3	0	0	.0	5	1716	.3
26	Aurora, Newm., Whit-St.	25	1533	1.6	35	1707	2.1	1	262	.4	36	1969	1.8
27	Markham Town	2	1057	.2	2	1057	.2	0	42	.0	2	1099	.2
25-27	**York Region**	**29**	**4243**	**.7**	**42**	**4480**	**.9**	**1**	**304**	**.3**	**43**	**4784**	**.9**
28	Pickering, Ajax	205	2509	8.2	206	2551	8.1	1	84	1.2	207	2635	7.9
29	Milton, Halton Hills	12	1321	.9	16	1429	1.1	2	33	6.1	18	1462	1.2
30	Orangeville	9	744	1.2	11	801	1.4	0	37	.0	11	838	1.3
31	Bradford, W. Gwillimbury	19	642	3.0	27	772	3.5	0	11	.0	27	783	3.4
18-31	**Remaining Toronto CMA**	**1300**	**52313**	**2.5**	**1347**	**53203**	**2.5**	**62**	**3880**	**1.6**	**1409**	**57083**	**2.5**
1-31	**Toronto CMA**	**5663**	**283969**	**2.0**	**6179**	**295129**	**2.1**	**127**	**8895**	**1.4**	**6306**	**304024**	**2.1**

TORONTO CMA VACANCY RATES
PRIVATE APARTMENTS—SIX UNITS AND OVER
1981 - 1993

	1981		1982		1983		1984		1985		1986		1987		1988		1989		1990		1991		1992		1993
	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr
Toronto City	.4	.4	.5	.6	1.1	.7	.6	.6	.5	.4	.4	.2	.3	.2	.3	.3	.3	.4	.7	1.1	1.8	1.8	2.3	2.2	2.2
Scarborough	.4	.3	.2	.5	1.5	.7	.6	.3	.4	.2	.1	.1	.0	.0	.0	.1	.0	.2	.2	.6	1.1	1.8	1.9	1.6	1.6
North York	.3	.2	.1	.2	.5	.9	.8	.3	.3	.1	.1	.1	.0	.0	.1	.1	.1	.1	.4	.3	.7	1.4	1.2	1.9	1.5
East York	.1	.0	.0	.2	.3	.1	.1	.2	.1	.1	.0	.1	.1	.0	.1	.0	.1	.0	.2	.2	.4	.5	.5	1.0	1.3
Etobicoke	.3	.3	.5	.9	1.5	1.1	.3	.2	.2	.1	.1	.1	.0	.2	.1	.1	.1	.1	.3	.4	.7	1.7	1.4	1.7	2.4
York City	.5	.3	.3	.3	.7	.6	.8	.4	.4	.2	.0	.0	.3	.0	.1	.1	.1	.1	.3	.5	.8	.9	1.3	1.5	2.0
METRO TORONTO	**.3**	**.3**	**.3**	**.5**	**.9**	**.8**	**.6**	**.4**	**.3**	**.2**	**.1**	**.1**	**.1**	**.1**	**.2**	**.1**	**.2**	**.2**	**.5**	**.6**	**1.1**	**1.4**	**1.6**	**1.8**	**1.9**
Mississauga	.8	.3	1.1	2.6	3.4	2.6	2.7	1.7	1.0	.8	1.0	.2	.2	.1	.3	.4	.3	1.1	2.2	2.2	3.7	2.8	2.6	3.1	2.4
Brampton	.1	.3	.1	.4	3.6	3.0	1.5	3.1	3.2	2.7	1.0	.4	.1	.3	.3	.3	.3	.3	.8	1.1	2.5	4.2	4.5	4.0	2.2
Caledon	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.3	.0	1.3	.0	.0	.0	.0	.0	.0	.0	1.3	.0	.0	1.7	5.4	4.2	5.0
Oakville	.8	.3	.5	.4	1.0	.5	.5	.2	.4	.5	.3	.3	.3	.1	.3	.4	1.2	.8	.4	.6	1.2	.9	1.3	2.1	2.8
Markham	.2	.0	.0	.1	.5	.6	.4	.5	.0	.0	.4	.5	.0	.0	.2	.1	.0	.4	.1	.4	.0	.1	.1	.1	.2
Aurora, Newmarket	N/A	N/A	N/A	N/A	N/A	.3	.1	.0	.0	N/A	.1	.1	N/A	N/A	.2	.9	.1	.6	.3	2.0	2.3	3.4	2.1	2.2	1.6
Richmond Hill	.0	.0	.0	.5	.9	.3	1.0	.2	.1	.0	.0	.1	.0	.1	.0	.0	.0	.1	.1	.3	.7	.3	.2	.3	.1
Ajax/Pickering	N/A	N/A	N/A	N/A	N/A	2.2	3.3	1.2	.8	.0	.1	.1	.0	.0	.1	.1	.7	3.4	3.3	7.3	12.8	9.3	5.9	7.3	8.2
Milton/Halton Hills	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.2	.1	.0	.5	.3	.2	.8	1.0	1.5	2.1	0.9
Orangeville	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.1	.0	.0	.0	.0	.2	2.7	2.2	2.8	1.4	1.2
Bradford	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.3	.0	.0	.3	1.0	1.5	2.1	.3	2.5	3.5	3.0
TORONTO CMA	**.4**	**.3**	**.4**	**.7**	**1.2**	**1.0**	**.8**	**.6**	**.5**	**.4**	**.3**	**.1**	**.1**	**.1**	**.2**	**.2**	**.2**	**.3**	**.7**	**.9**	**1.5**	**1.7**	**1.9**	**2.0**	**2.0**

TORONTO CMA VACANCY RATES
PRIVATE APARTMENTS—THREE UNITS AND OVER
1988-1993

	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	OCT	1992 APR	OCT	1993 APR
Toronto City	.4	.4	.4	.6	.8	1.3	2.0	2.0	2.5	2.5	2.4
Scarborough	.1	.1	.1	.3	.2	.6	1.1	1.8	1.9	1.7	1.6
North York	.1	.1	.1	.2	.4	.4	.7	.9	1.2	1.5	1.5
East York	.1	.0	.1	.1	.2	.1	.4	.5	.5	1.1	1.3
Etobicoke	.2	.1	.2	.2	.4	.5	1.0	2.0	1.5	1.9	2.7
York City	.2	.1	.1	.3	.4	.5	1.0	1.8	1.3	2.5	2.0
METRO TORONTO	**.2**	**.2**	**.2**	**.4**	**.5**	**.8**	**1.3**	**1.6**	**1.7**	**2.0**	**2.0**
Mississauga	.3	.4	.3	1.0	2.2	2.2	3.8	2.8	2.6	3.1	2.4
Brampton	.3	.3	.3	.4	.8	1.1	2.5	4.2	4.5	4.1	2.2
Caledon	.0	.0	.0	.0	1.2	.0	.0	1.6	5.1	4.2	5.0
Oakville	.4	.4	1.2	.7	.4	.7	1.2	1.0	1.4	2.1	2.8
Markham	.2	.1	.0	.4	.1	.4	.0	.1	.1	.3	.2
Aurora, Newmarket	.2	1.0	.1	.6	.3	2.1	2.4	3.6	2.3	2.3	2.1
Richmond Hill	.0	.2	.1	.2	.0	.3	.9	.4	.3	.2	.3
Ajax/Pickering	.1	.1	.6	3.3	3.3	7.2	12.7	9.2	5.8	7.3	8.1
Milton/Halton Hills	.4	.2	.0	.7	.5	.3	.9	1.3	1.4	2.4	1.1
Orangeville	.1	.0	.0	.0	.0	.4	2.8	2.3	2.8	1.3	1.4
Bradford	.4	.6	.0	.2	1.3	1.6	2.3	1.1	3.2	3.8	3.5
TORONTO CMA	**.2**	**.2**	**.3**	**.4**	**.7**	**1.0**	**1.6**	**1.8**	**1.9**	**2.2**	**2.1**

**CMHC began surveying structures of 3 or more units in 1988.

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED APARTMENT UNITS COMPLETED PRIOR TO JANUARY 1993 APRIL 1993

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Hamilton CMA *	40884	1099	2.7	43382	1226	2.8
Kitchener CMA *	25451	1373	5.4	26656	1411	5.3
London CMA *	36329	1359	3.7	39885	1551	3.9
Oshawa CMA *	10472	588	5.6	11151	641	5.8
Ottawa CMA (Ontario Part) *	58150	1010	1.7	62196	1108	1.8
St. Catharines CMA *	13955	730	5.2	16825	900	5.3
Sudbury CMA *	7971	414	5.2	10184	521	5.1
Thunder Bay CMA *	4289	137	3.2	5343	172	3.2
Toronto CMA *	283971	5663	2.0	295131	6179	2.1
Windsor CMA *	12215	327	2.7	14127	430	3.0
Sub-Total CMAs	493687	12700	2.6	524880	14139	2.7
CAs 50,000+ Population						
Barrie CA *	2781	78	2.8	3204	102	3.2
Belleville CA *	5632	89	1.6	6401	91	1.4
Brantford CA *	3732	75	2.0	4597	109	2.4
Cornwall CA *	2102	99	4.7	3451	162	4.7
Guelph CA *	6416	192	3.0	6780	207	3.1
Kingston CA *	9659	314	3.3	11314	370	3.3
North Bay CA *	2300	165	7.2	3259	261	8.0
Peterborough CA *	4014	142	3.5	4960	212	4.3
Sarnia CA *	4872	219	4.5	5373	247	4.6
Sault Ste. Marie CA *	4015	108	2.7	4821	119	2.5
Sub-Total CAs 50,000+	45523	1481	3.3	54160	1880	3.5

NOTE:Totals and subtotals may not add up exactly due to rounding.

(continued) ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JANUARY 1993
APRIL 1993

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Brockville CA	2077	61	2.9	2402	69	2.9
Bracebridge	225	2	.9	262	3	1.1
Chatham CA *	2948	129	4.4	3977	144	3.6
Cobourg CA	790	38	4.8	839	38	4.5
Collingwood CA	505	26	5.1	673	39	5.8
Dunnville Town	67	1	1.5	82	1	1.2
Elliot Lake CA	1397	263	18.8	1413	267	18.9
Haileybury CA	205	7	3.5	368	19	5.1
Haldimand Town	296	3	1.0	323	3	.9
Hawkesbury CA	421	8	2.0	647	20	3.0
Huntsville Town	203	10	4.9	280	14	5.0
Kapuskasing CA	328	59	18.0	616	81	13.1
Kenora CA	216	7	3.2	315	8	2.6
Kirkland Lake CA	489	89	18.3	949	141	14.9
Leamington CA *	1141	92	8.0	1235	98	7.9
Lindsay CA	1104	24	2.2	1369	46	3.4
Midland CA	899	45	5.0	1132	77	6.8
Nanticoke City	106	3	2.4	150	4	2.6
Orillia CA	1064	61	5.7	1569	102	6.5
Owen Sound CA	1300	57	4.4	1721	91	5.3
Pembroke CA (Ontario Part)	691	11	1.6	938	13	1.4
Port Hope Town	305	18	5.9	313	19	6.1
Simcoe CA	359	5	1.4	543	8	1.4
Stratford CA	1794	37	2.1	2086	45	2.2
Strathroy Town	322	17	5.2	388	19	4.9
Tillsonburg CA	717	16	2.2	839	23	2.7
Timmins CA	925	54	5.8	1608	103	6.4
Wallaceburg CA	383	23	6.0	477	31	6.4
Woodstock CA *	1565	163	10.4	1885	176	9.3
Sub-Total CA's etc. 10,000 to 50,000 Population	22842	1329	5.8	29399	1702	5.8
Sub-Total All CAs etc.	68365	2810	4.1	83559	3582	4.3
TOTAL Ontario	562052	15510	2.8	608439	17721	2.9

NOTE:Totals and subtotals may not add up exactly due to rounding.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1983	1984		1985		1986		1987		1988		1989		1990		1991		1992		1993	
	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	
Barrie																					
Barrie	.0	.1	.1	.0	.2	.4	.0	.1	.2	1.9	.2	.0	.1	1.8	2.1	2.7	3.1	2.4	1.1	2.8	Barrie
Belleville	***	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	.5	1.2	1.2	2.3	1.5	1.8	1.5	1.6	Belleville
Brantford	2.3	2.5	1.5	1.0	.4	.5	.3	.1	.2	.4	.4	.5	.3	.5	.7	1.9	2.5	1.7	2.7	2.0	Brantford
Calgary*	12.3	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	5.6	7.1	Calgary*
Chicoutimi-Jonquiere*	2.3	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	7.5	6.5	Chicoutimi-Jonquiere*
Cornwall	1.2	1.0	.6	1.2	2.8	1.3	1.2	.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	5.4	4.7	Cornwall
Edmonton*	9.5	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	5.5	Edmonton*
Guelph	.4	.3	.2	.6	.1	.4	.1	.0	.2	.1	.1	.0	.1	.2	1.1	.3	.5	1.7	2.5	3.0	Guelph
Halifax*	.9	.9	.4	.7	.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	5.9	7.1	Halifax*
Hamilton*	.8	.9	.5	.4	.4	.5	.3	.3	.3	.3	.4	.4	.5	.7	1.2	1.3	1.4	2.2	2.1	2.7	Hamilton*
Kingston	.1	.1	.1	.7	1.3	1.8	1.3	1.7	1.1	1.2	.4	.9	.3	.9	.8	1.1	1.6	2.5	1.8	3.3	Kingston
Kitchener*	.9	.7	.6	.4	.4	.4	.2	.4	.2	.5	.4	.5	.6	1.3	1.3	4.9	4.4	4.2	4.4	5.4	Kitchener*
London*	2.8	2.4	1.0	.9	.4	.5	.7	1.0	1.0	.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	3.4	3.7	London*
Montreal*	3.2	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	8.4	6.7	Montreal*
North Bay	.5	.5	.3	.4	.2	.3	.7	1.1	.4	.4	1.4	1.5	.4	1.7	.1	.8	.7	3.5	2.6	7.2	North Bay
Oshawa*	1.5	1.5	.3	.1	.1	.2	.2	.1	.3	.3	.4	.2	.7	1.5	1.6	3.7	3.4	4.5	6.1	5.6	Oshawa*
Ottawa-Hull*	.3	.3	.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	1.8	2.1	Ottawa-Hull*
Ottawa*	.3	.3	.3	.9	.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	.5	1.1	.7	1.3	1.3	1.7	Ottawa*
Hull*	.7	.7	.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	3.8	3.8	Hull*
Peterborough	.7	.4	.4	.6	.4	1.5	1.1	.9	.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	3.1	3.5	Peterborough
Quebec City*	5.2	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	6.7	5.3	Quebec City*
Regina*	2.1	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	4.6	Regina*
St. Catharines-Niagara*	1.0	1.0	.8	.6	.3	.7	.8	1.0	.5	1.2	1.0	1.1	.9	1.6	1.9	2.6	2.7	2.7	3.4	5.2	St. Catharines-Niagara*
St. John*	3.9	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	6.4	8.0	St. John*
St. John's*	4.2	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.88	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	5.7	7.8	St. John's*
Sarnia	2.8	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	4.2	4.5	Sarnia
Saskatoon*	2.3	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	7.7	4.4	6.8	Saskatoon*
Sault Ste. Marie	5.7	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	.5	.3	.2	.2	.7	.8	1.5	1.7	2.2	1.9	2.7	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	9.3	10.0	8.9	Sherbrooke*
Sudbury*	.5	.9	.8	1.0	.6	1.0	.9	1.1	1.0	1.2	.3	.8	.3	.5	.7	.9	.5	2.2	2.8	5.2	Sudbury*
Thunder Bay*	.4	1.4	.4	.4	.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	.6	1.4	.9	1.2	.7	1.7	2.4	3.2	Thunder Bay*
Toronto*	1.0	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	.9	1.5	1.7	1.9	2.0	2.0	Toronto*
Trois Rivieres*	4.4	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	7.4	7.1	Trois Rivieres*
Vancouver*	1.3	2.4	2.2	2.8	2.2	.9	.9	2.3	1.1	1.0	.4	.5	.4	.9	.9	2.3	2.2	2.8	1.6	2.0	Vancouver*
Victoria*	1.1	3.7	2.2	3.3	1.9	2.4	.6	1.1	.4	1.0	.3	.7	.2	.7	.3	1.4	.8	2.7	1.5	2.0	Victoria*
Windsor*	2.0	1.0	.7	.7	.7	.5	1.0	1.1	.7	1.1	.8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	3.0	2.7	Windsor*
Winnipeg*	.9	1.0	.8	.9	.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	5.9	6.1	5.7	Winnipeg*
TOTAL (CMA's only)	2.7	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	3.3	3.8	4.4	4.4	4.8	4.5	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF THREE UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	OCT	1992 APR	OCT	1993 APR	
Barrie	1.6	.1	.2	.2	1.7	2.1	2.8	3.5	2.7	1.3	3.2	Barrie
Belleville	1.4	1.2	1.2	.8	1.2	1.4	2.4	1.5	1.9	1.7	1.4	Belleville
Brantford	.4	.4	.7	.4	.9	.8	1.7	2.4	1.8	2.7	2.4	Brantford
Calgary*	3.9	2.3	1.8	1.2	2.7	2.0	4.1	3.7	5.2	5.5	7.0	Calgary*
Chicoutimi-Jonquiere*	6.5	6.9	5.1	4.9	3.2	5.1	4.8	5.7	4.8	7.1	5.4	Chicoutimi-Jonquiere*
Cornwall	1.7	3.5	2.1	5.0	4.1	4.7	6.7	6.4	5.6	5.9	4.7	Cornwall
Edmonton*	6.7	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	5.5	Edmonton*
Guelph	.1	.1	.0	.1	.2	1.1	.3	.6	1.6	2.5	3.1	Guelph
Halifax*	*	*	*	*	*	3.5	4.1	4.8	5.5	5.7	7.1	Halifax*
Hamilton*	.4	.6	.5	.6	.9	1.3	1.5	1.6	2.4	2.3	2.8	Hamilton*
Kingston	1.2	.4	1.0	.3	.9	.9	1.2	1.5	2.4	1.9	3.3	Kingston
Kitchener*	.5	.4	.6	.6	1.3	1.3	4.7	4.3	4.2	4.4	5.3	Kitchener*
London*	1.1	2.1	3.1	2.6	3.1	2.8	4.1	3.9	4.1	3.4	3.9	London*
Montreal*	4.0	3.7	4.2	4.7	4.5	5.4	5.3	7.2	6.4	7.7	6.4	Montreal*
North Bay	.6	1.3	2.3	.3	1.7	.5	.9	1.0	3.2	2.6	8.0	North Bay
Oshawa*	.4	.4	.3	.8	1.6	1.8	3.7	3.4	4.4	6.1	5.8	Oshawa*
Ottawa-Hull*	3.1	2.3	2.3	1.8	2.3	1.3	2.0	1.7	2.0	1.8	2.2	Ottawa-Hull*
Ottawa*	2.1	1.7	2.1	1.5	1.9	.5	1.1	.8	1.4	1.3	1.8	Ottawa*
Hull*	6.9	4.7	3.4	3.1	3.6	4.2	5.1	4.9	4.2	3.7	3.6	Hull*
Peterborough	2.6	1.9	2.2	1.1	1.9	2.3	3.0	2.7	3.9	3.6	4.3	Peterborough
Quebec City*	5.2	5.0	4.1	4.3	4.1	5.7	4.3	5.6	5.3	6.3	5.3	Quebec City*
Regina*	4.9	5.3	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	4.6	Regina*
St. Catharines-Niagara*	1.2	1.1	1.2	1.1	1.9	2.1	2.9	2.9	2.9	3.4	5.3	St. Catharines-Niagara*
St. John*	4.3	3.6	4.3	3.8	3.9	4.1	4.0	4.9	5.9	6.0	7.8	St. John*
St. John's*	10.0	8.0	7.3	4.7	4.6	1.8	4.8	6.9	7.3	5.6	7.9	St. John's*
Sarnia	4.9	3.1	3.0	2.8	2.9	2.7	2.7	2.3	2.8	4.2	4.6	Sarnia
Saskatoon*	8.5	8.7	10.1	8.8	10.1	7.4	8.0	6.1	7.6	4.4	6.7	Saskatoon*
Sault Ste. Marie	.6	.5	.3	.2	.8	1.1	1.6	1.8	2.4	1.8	2.5	Sault Ste. Marie
Sherbrooke*	6.1	7.8	6.9	8.5	7.3	9.7	9.2	9.7	8.6	9.3	8.0	Sherbrooke*
Sudbury*	1.4	.5	.9	.4	.6	.7	1.1	.7	2.1	2.5	5.1	Sudbury*
Thunder Bay*	2.2	1.6	1.7	1.1	2.0	1.0	1.4	1.0	2.1	2.5	3.2	Thunder Bay*
Toronto*	.2	.2	.3	.4	.7	1.0	1.6	1.8	1.9	2.2	2.1	Toronto*
Trois Rivieres*	6.1	6.0	5.7	5.3	6.1	7.6	7.4	8.3	7.9	7.0	7.0	Trois Rivieres*
Vancouver*	*	*	*	*	*	*	2.3	2.2	2.8	1.6	2.0	Vancouver*
Victoria*	*	*	*	*	*	*	1.3	.8	2.6	1.5	2.1	Victoria*
Windsor*	1.0	1.0	1.4	1.3	2.2	2.5	3.9	3.3	3.6	3.3	3.0	Windsor*
Winnipeg*	3.0	4.2	4.6	6.5	5.7	6.4	5.9	6.6	5.9	6.1	5.7	Winnipeg*
TOTAL (CMA'S only)	3.0	2.8	2.9	3.1	3.2	3.6	3.8	4.4	4.4	4.8	4.6	TOTAL (CMA'S only)

**CMHC began surveying structures of 3 or more units in 1988.

TORONTO CMA ZONE BOUNDARIES

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10, 40-58, 93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353, 369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307, 321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310, 317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515, 540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532

TORONTO CMA ZONE BOUNDARIES (continued)

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
21	Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576.03
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill					420-424
	Vaughan					410-413
	King					460-461
26	Aurora					440-442
	Newmarket					450-452
	Whitchurch-Stouffville					430-431
	East Gwillimbury					455-456
	Georgina Township					470-475
	Georgina Island					476
27	Markham Town					400-403
28	Pickering*					800-801, 803-804 807, 805*, 806* 820*
	Ajax*					810-812, 805*, 806*, 820*
	Uxbridge					830-832
29	Milton					620-626
	Halton Hills					630-639
30	Orangeville					590-592
31	Bradford/West Gwillimbury					480-482
	New Tecumseth					484-483

* Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary

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Produced by local market analysts, this report summarizes, monthly or quarterly, statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets.

RENTAL MARKET REPORT
This report provides current vacancy and rent statistics on a semi-annual basis of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent.

REAL ESTATE FORECAST
Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

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This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

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A report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, and new construction of retirement homes are summarized annually.

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TECUMSEH
WEST GWILLIMBURY
EAST GWILLIMBURY
BRADFORD
TOTTENHAM
UXBRIDGE
NEWMARKET
AURORA
WHITCHURCH-STOUFFVILLE
ORANGEVILLE
KING
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
BRAMPTON
AJAX
NORTH YORK
ETOBI-COKE
SCARBOROUGH
YORK
EAST YORK
HALTON HILLS
TORONTO
METROPOLITAN TORONTO
MISSIS-SAUGA
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TORONTO CMA

HIGHLIGHTS OF THE OCTOBER 1993 RENTAL MARKET SURVEY
Toronto CMA

- The vacancy rate in October 1993 was 2.0% for privately initiated rental apartment structures with three or more units in the Toronto CMA.
- The rate has been relatively stable for the last year. The rate was 2.2% in October 1992 and 2.1% in April 1993.
- The 2.0% is still one of the highest vacancy rates in Toronto since December 1972.
- Vacancy rates in Census Metropolitan Areas (CMAs) in Canada were lowest in Vancouver (1.1%), Victoria (1.8%), and Ottawa (1.8%). Canada's highest vacancy rate was recorded in St. John's (8.8%).
- Toronto has very little ongoing private rental construction, and assisted rental housing starts dropped by 65 per cent compared to 1992.
- The vacancy rate is forecast to rise to 2.2% in April 1994 and fall to 2.0% in October 1994.
- Average rents for all private rental units are up by approximately 2.5-3.5 per cent.
- Vacancies are becoming more widely distributed across the rental spectrum, contrary to previous years when they tended to be concentrated at the upper end of the market.
- The turnover rate in the Toronto CMA was up slightly from 1.8% in September 1992 to 1.9% in September 1993.
- The vacancy rate of publicly initiated structures was 1.1%, down slightly from the 1.2% recorded one year ago.

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January 1994

CMHC RENTAL MARKET SURVEY — Toronto CMA

OCTOBER 1993

We are pleased to provide you with the results of our semi-annual Rental Market Survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing three or more self-contained units and row structures. Privately initiated and assisted rental structures were surveyed in the October 1993 survey.

Vacancy rates for privately and publicly initiated units were recorded in the October 1993 survey. Average rents for vacant and all units were collected for privately initiated structures only. In addition, turnover rates for privately initiated structures have been monitored for the Toronto CMA.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 789-8707.

W.J. Beatty
Acting Manager
Toronto Branch

VACANCY RESULTS

The vacancy rate in the Toronto Census Metropolitan Area (CMA) was 2.0% in October 1993. The vacancy rate is down slightly from the 2.1% recorded in April 1993 and the 2.2% logged a year ago. The 2.0% rate means that of every 100 privately initiated rental apartments in structures of three or more units, 2 were vacant and available for rent. Out of a total supply of 294,808 private rental apartments, 5,779 were vacant and available for immediate rental during the survey period of October 4th to October 15th, 1993.

There continues to be a good choice of rental units available on the market, the supply of social housing has increased, and rent increases have moderated. These factors have translated into good news for tenants living in or looking for rental accommodation.

With almost six thousand units available for immediate rental, choice is as good as it has been in the last 21 years. Although in October 1992 this figure was over six thousand units, rents have moderated, which has meant lower than expected rent increases, and in some cases, rents have been reduced.

While there has been only a marginal change in the vacancy rate, there has been a tremendous amount of flux within the market. On one hand, lower house prices and favourable interest rates have enabled thousands of renters to become homeowners. In addition, reduced job opportunities for young people has resulted in a slowdown of household formation. On the other hand, ongoing population growth continues to generate demand for rental housing, particularly as Toronto continues to receive thousands of new immigrants every month. High unemployment levels are also causing some households to move to rental from homeownership.

Finally, assisted rental housing has also contributed to a continuing vacancy rate above 2 per cent in privately initiated structures in the Toronto CMA. With 19,600 units completed since 1990 and 3,900 currently under construction, the pace of the provision of assisted housing has slowed in 1993. In 1993, assisted rental starts fell by over half compared to 1992. Total demand and supply for rental housing have grown at about the same rate over the last year. Demand has grown by about 6,000 units. The supply of assisted housing has increased by about 6,900 units and the number of rented condominiums has fallen by about 2,000 units.

Vacancy rates in most submarkets within the Toronto area have remained stable over the past six months. There have been some exceptions. East York's vacancy rate rose from 1.3% to 2.0%, which is 4 times higher than it was 2 years ago. Other areas, such as Brampton and Oakville, have shown significant vacancy rate declines over the past six months. Markham continues to be the Toronto CMA's tightest rental market (0.0%), while Ajax/Pickering continues to have the area's highest vacancy rate (8.0%).

The following is a list of the vacancy rates for privately initiated apartment structures of three or more units within the Toronto CMA:

VACANCY RATES IN THE TORONTO CMA PRIVATE APARTMENTS — THREE UNITS AND OVER OCTOBER 1993

Municipality/Area	October 1992	April 1993	October 1993
Toronto (City)	2.5%	2.4%	2.1%
Etobicoke	1.9%	2.7%	2.5%
York (City)	2.5%	2.0%	1.8%
East York	1.1%	1.3%	2.0%
Scarborough	1.7%	1.6%	1.4%
North York	1.5%	1.5%	1.8%
Metropolitan Toronto	**2.0%**	**2.0%**	**1.9%**
Mississauga	3.1%	2.4%	2.2%
Brampton	4.1%	2.2%	1.5%
Oakville	2.1%	2.8%	1.4%
Markham	0.3%	0.2%	0.0%
Richmond Hill/Vaughan	0.2%	0.3%	0.2%
Aurora/Newmarket	2.3%	2.1%	2.1%
York Region	1.0%	0.9%	0.9%
Ajax/Pickering	7.3%	8.1%	8.0%
Toronto CMA	**2.2%**	**2.1%**	**2.0%**

Vacancy rates by bedroom type have shown very little change over the past year. Bachelor and 1-bedroom unit vacancy rates remain unchanged while rates for 2 and 3-bedroom units have fallen. In particular, demand for 2-bedroom units has increased, as the recession has encouraged doubling up.

VACANCY RATES BY BEDROOM TYPE — HISTORICAL COMPARISON
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1993

SURVEY DATE	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
1987 — APRIL	.5	.1	.2	.1	.2
OCTOBER	.2	.1	.1	.1	.1
1988 — APRIL	.3	.2	.2	.2	.2
OCTOBER	.3	.2	.2	.4	.2
1989 — APRIL	.3	.2	.2	.3	.3
OCTOBER	.6	.4	.4	.5	.4
1990 — APRIL	.7	.6	.7	.8	.7
OCTOBER	1.4	.8	.9	1.4	1.[illegible]
1991 — APRIL	2.4	1.4	1.6	2.3	1.[illegible]
OCTOBER	2.7	1.5	1.9	2.1	1.[illegible]
1992 — APRIL	3.3	1.8	1.7	2.2	1.[illegible]
OCTOBER	3.2	1.9	2.1	3.1	2.[illegible]
1993 — APRIL	3.7	2.0	1.7	2.9	2.[illegible]
OCTOBER	3.2	1.9	1.6	2.8	2.[illegible]

In addition to rents and vacancies of private rental structures, CMHC surveyed the vacancy rates of assisted rental structures** in the October 1993 Rental Market Survey. The vacancy rate in assisted rental structures has fallen only slightly over the last year, from 1.2% in October 1992 to 1.1% in October 1993.

As in the private sector, the vacancy rate in assisted rental structures is also at a much higher level than experienced throughout the 1980's.

The highest vacancy rates in assisted rental projects were recorded in non-profit units, particularly older projects built before 1960. In previous surveys, vacancies have tended to be concentrated in newer projects, especially in "market rent" units. This still occurs but to a lesser extent. In 1993, vacancies in assisted projects were in the newest and oldest projects. In particular, vacancies occurred in bedroom types which do not match client demand in less desirable buildings and locations within the Toronto CMA.

RENTS

For the third consecutive year, average rents for a[illegible]ments have increased but at lower rates than the [illegible]ory guideline for the year. In 1993, the statutory guideline was 4.9%. Average rents for all bedroo types have increased by 2.5-3.5%. The following is summary of the rent increases compared to Octob 1992:

- bachelor units (+3.5%).
- 1-bedroom units (+3.0%).
- 2-bedroom units (+2.5%).
- 3-bedroom units (+2.9%).

The average rent table for the Toronto CMA shows t the rents are highest within the City of Toronto, follow by Mississauga, and Brampton. Mississauga a Brampton have high average rents because of ne constructed stock with more amenities. Downto Toronto has the highest rents because of higher la costs, location, and more renovated buildings.

Areas which are currently marketing first time buy opportunities, like Ajax/Pickering, Brampton, a Mississauga, have experienced average rent decli in some bedroom types as the combination of lo prices, and the lowest interest rates in decades h attracted first time buyers. Within Metro, with exception of the City of Toronto, rents have increase stock is older and often lower-priced. Competition f ownership is possible, but not as prevalent as suburban locations.

[illegible]tal structures include FP (federal provincial [illegible] limited dividend housing, non-profit housing, and [illegible] [illegible]inistered by the provincial government)

AVERAGE RENTS
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1993

ZONE	LOCATION	OCT 93 BACHELOR	OCT 93 1-BEDROOM	OCT 93 2-BEDROOM	OCT 93 3-BEDROOM
1	Toronto (Central)	$539	$677	$942	$1248
2	Toronto (East)	$477	$600	$740	$892
3	Toronto (North)	$531	$671	$928	$1429
4	Toronto (West)	$477	$610	$763	$928
1-4	**Toronto City**	**$516**	**$653**	**$881**	**$1201**
5	Etobicoke (South)	$427	$529	$628	$773
6	Etobicoke (Central)	$522	$623	$762	$935
7	Etobicoke (North)	$433	$607	$821	$862
5-7	**Etobicoke City**	**$445**	**$576**	**$736**	**$901**
8	York City	$454	$587	$721	$930
9	East York (Borough)	$512	$605	$725	$963
10	Scarborough (Central)	$540	$593	$693	$809
11	Scarborough (North)	$554	$703	$848	$949
12	Scarborough (East)	$609	$631	$766	$845
10-12	**Scarborough City**	**$560**	**$623**	**$756**	**$858**
13	North York (Southeast)	$476	$639	$757	$901
14	North York (Northeast)	$667	$652	$817	$950
15	North York (Southwest)	$459	$577	$684	$916
16	North York (N. Central)	$461	$579	$697	$848
17	North York (Northwest)	$511	$600	$700	$825
13-17	**North York City**	**$513**	**$611**	**$735**	**$888**
1-17	**Metropolitan Toronto**	**$509**	**$624**	**$769**	**$936**
18	Mississauga (South)	$501	$613	$726	$813
19	Mississauga (Northwest)	$546	$739	$841	$888
20	Mississauga (Northeast)	$578	$692	$876	$924
18-20	**Mississauga City**	**$544**	**$659**	**$821**	**$882**
21	Brampton (West)	$486	$620	$737	$948
22	Brampton (East)	$567	$739	$824	$942
21-22	**Brampton City**	**$510**	**$657**	**$774**	**$944**
23	Oakville Town	$499	$617	$742	$902
24	Caledon	*	$525	$597	*
25	R. Hill, Vaughan, King	$528	$612	$708	$858
26	Aurora, Newm., Whit-St.	$428	$588	$773	$820
27	Markham Town	$509	$552	$621	$699
25-27	**York Region**	**$486**	**$589**	**$711**	**$815**
28	Pickering, Ajax, Uxbridge	$471	$710	$772	$836
29	Milton, Halton Hills	$426	$556	$677	$819
30	Orangeville	$459	$560	$641	$880
[illegible]	Bradford, W. Gwillimbury	$451	$586	$656	$664
18-31	**Remaining Toronto CMA**	**$519**	**$644**	**$786**	**$881**
1-31	Toronto CMA	$510	$627	$773	[illegible]

ANALYSIS OF VACANCIES AND RENTS BY AGE OF STRUCTURE

Detailed analysis of vacancy rates shows a clear relationship between ages of buildings, vacancies, and rents. The following tables give a breakdown of age categories and corresponding vacancy rates and rents compared to the same time last year.

As the rental market has changed in the 1990's, and vacancies have increased, the greatest impacts have been experienced at the upper end of the rental spectrum. Competition with higher end rental accommodation has been created several ways. Lower prices and interest rates have made homeownership more accessible. Condominiums offered for rent have become competitive with higher end product. In addition, there are more vacancies within mid-range and lower-priced rental product, which has created movement, especially as lower employment has reduced some tenants' ability to pay higher rents. The impact has been particularly noticeable in areas where there are mode homeownership options available, like Ajax/Pickerin Mississauga, and Brampton.

In previous surveys, vacancy rates tended to be highe in new buildings, because of their higher rent level However, in 1993, property managers have responde to a changed marketplace by adjusting rents in ne buildings and vacancy rates have been reduced, b vacancy rates are still higher than buildings built betwee 1940 and 1974.

Vacancy rates are over 3.0% for apartments bu before 1940 as well. Older buildings often suff vacancies due to lack of modern facilities. Alternativel some older buildings in prime locations have bee extensively renovated and have correspondingly hi rents. As the market has softened, resistance h developed to high rents, thus, causing vacancies these older buildings.

VACANCY RATES BY AGE OF STRUCTURE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA, OCTOBER 1992-1993

COMPLETION	ALL TYPES		BACHELOR		1-BEDROOM		2-BEDROOM		3-BEDROOM	
DATE	1992	1993	1992	1993	1992	1993	1992	1993	1992	19
BEFORE 1940	4.4%	3.4%	4.5%	5.9%	4.5%	3.1%	4.2%	2.3%	4.0%	2.1
1940 - 1959	1.9%	1.9%	3.1%	3.2%	2.0%	1.8%	1.3%	1.6%	2.1%	2.1
1960 - 1974	1.1%	1.3%	2.4%	1.9%	1.0%	1.6%	.9%	.9%	1.4%	1.5
1975 - 1984	5.4%	3.7%	4.1%	3.9%	4.2%	2.7%	5.7%	3.4%	7.6%	6.3
AFTER 1984	5.3%	3.0%	6.2%	4.5%	6.3%	3.4%	4.7%	3.0%	6.7%	1.9

Similarly, as a general rule, average rents are correlated with building age. Rents tend to be higher in newer buildings because they offer high quality in terms of amenities, features, design, finishes, and location. Lower rents are concentrated in buildin built between 1940 and 1974, while buildin constructed before that time have higher rents d to renovations and prime locations.

AVERAGE RENTS BY AGE OF STRUCTURE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA, OCTOBER 1992-1993

COMPLETION	ALL TYPES		BACHELOR		1-BEDROOM		2-BEDROOM		3-BEDROOM	
DATE	1992	1993	1992	1993	1992	1993	1992	1993	1992	19
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	$604	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	$455	[illegible]	$542	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Combining the two tables indicates that building age groups with the highest vacancy rates had low rent increases, or in fact, rent decreases. The following chart demonstrates this point.

VACANCY RATES AND RENT CHANGES BY RENT RANGE OCTOBER 1992/OCTOBER 1993 TORONTO CMA

	Vacancy Rate Oct 93	% Rent Change Oct 92/Oct 93
BEFORE 1940	3.4%	+1.9%
1940-1959	1.9%	+5.1%
1960-1974	1.3%	+4.7%
1975-1984	3.7%	+0.7%
AFTER 1984	3.0%	-0.9%

After a two year period of adjustment, the newer part of the rental market appears to be achieving better vacancy performance. Since older buildings are still increasing their rents, and newer buildings have had rents reduced, the rental gap between older and newer buildings is closing. This could mean that decreases for newer buildings may have reached an end and that in future, newer structures could raise rents more in line with market averages, which are currently 2.5-3.5%.

Analysis of vacancies by rent range gives a further indication of the results of rental adjustments. The distribution of vacancies is becoming flatter than in the previous two years. There is still an upward slope and vacancy rates rise with higher rents. But, there are few instances of very high rates in the rent ranges shown in the following table.

VACANCY RATES BY RENT RANGE BY BEDROOM TYPE PRIVATE APARTMENTS — THREE UNITS & OVER TORONTO CMA, OCTOBER 1992-1993

	BACHELOR		1-BEDROOM		2-BEDROOM		3-BEDROOM	
RENT RANGE	OCT 92	OCT 93	OCT 92	OCT 93	OCT 92	OCT 93	OCT 92	OCT 93
$400 AND UNDER	3.8%	4.3%	2.8%	1.1%	0.4%	0.0%	*	*
$401-500	3.2%	3.7%	0.9%	1.8%	0.4%	1.3%	*	*
$501-600	3.5%	1.8%	1.2%	1.2%	0.5%	0.6%	0.5%	0.8%
$601-700	2.8%	3.9%	2.2%	2.7%	0.6%	0.6%	0.1%	0.7%
$701-800	3.1%	5.3%	4.5%	2.4%	2.8%	2.0%	3.9%	4.2%
$801-900	0.0%	7.1%	3.3%	2.1%	4.4%	2.6%	4.8%	2.8%
$901-1000	*	*	2.4%	2.2%	4.0%	2.4%	3.9%	2.7%
$1001-1100	*	*	8.7%	1.1%	3.5%	2.0%	2.4%	2.4%
$1101-1200	*	*	6.2%	6.2%	5.4%	2.5%	5.6%	5.2%
$1201 AND OVER	*	*	2.8%	3.2%	4.7%	2.4%	9.7%	4.0%
AVERAGE RENT OF A VACANT UNIT	$496	$515	$685	$657	$893	$876	$970	$984

* Sample size too small or not available

In October 1991 and October 1992, there were clearly ... els at which vacancy rates increased ...

variations are not as sharp as in the p... for example, only a handful of rent ra...

DETAILED DATA ON TORONTO'S RENTAL APARTMENT MARKET

In a changing housing market, information is more crucial than ever. To assist property managers, market analysts, and others, CMHC is now making available detailed data on the Toronto CMA rental market, for October 1993.

Three large tables, covering each of Toronto's 31 zones, show

- vacancy rates by rent range
- vacancy rates by age of structure, and
- average rents by age of structure.

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The price of the three reports is $25, which includes GST.

TURNOVER RATES

The CMHC Toronto Branch has been surveying turnover rates each October since 1990. This is done to provide a more complete measure of the availability of apartments. Tenants can be vacating at the end of the month, but the apartment will not be counted as vacant, since a new tenant has signed a new lease and occupies the unit as soon as the former tenant leaves. These units do not satisfy the vacancy definition of "physically unoccupied and available for immediate rental".

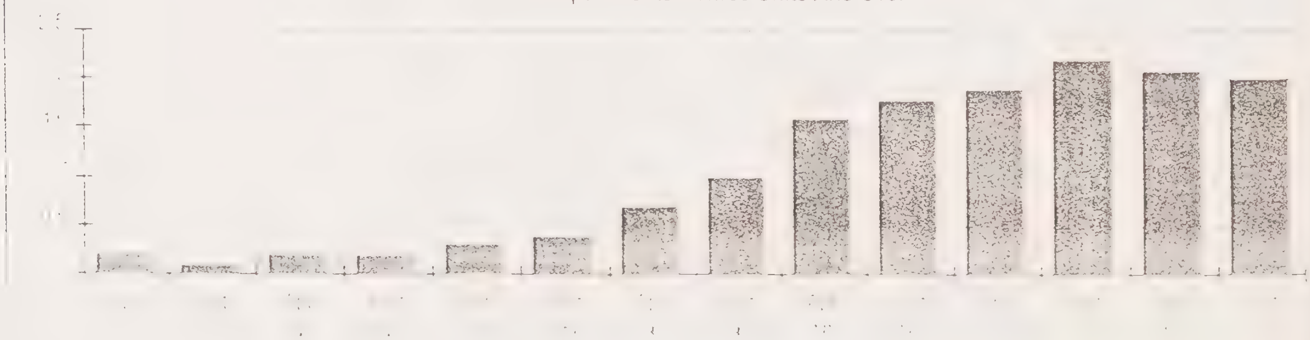
In this survey, all landlords/property managers sampled in the Toronto CMA were asked if any households moved into the building in September or if any tenants moved "within" the building from one unit to another.

The CMHC Toronto Branch defines the turnover rate as the ratio of the number of units that turn over in the month to the total rental housing stock. In September 1993, the overall turnover rate for the Toronto CMA was 1.9%, up slightly from the 1.8% in September 1992 and September 1991. In total, 5697 units exchanged occupancy over the month of September in the Toronto CMA. If this rate is maintained during the year, approximately 21 per cent of units would turn over during the course of the year.

The highest turnover rates in the Toronto CMA were in Milton/Halton Hills (3.7%) and Brampton (3.4%). This can be explained by the large movement of renters to homeownership in Milton, Halton Hills, and Brampton because of the direct competition in these markets. In Brampton, there has also been increasing rental demand due to immigration and proximity to employment in the airport industrial belt.

TORONTO CMA VACANCY RATES, 1987-1993

Private Apartments - Three Units And Over



TURNOVER RATES
PRIVATE APARTMENTS — THREE UNITS AND OVER
OCTOBER 1993

ZONE	LOCATION	VACANCY RATE	OCT 92 TURNOVER RATE	OCT 93 TURNOVER RATE	HOUSEHOLDS WHO MOVED	PRIVATE UNIVERSE
1	Toronto (Central)	2.7	3.1	2.5	669	26972
2	Toronto (East)	2.0	1.5	1.2	68	5745
3	Toronto (North)	.8	1.9	2.3	675	29482
4	Toronto (West)	3.0	2.0	2.8	571	20637
1-4	**Toronto City**	**2.1**	**2.3**	**2.4**	**1983**	**82836**
5	Etobicoke (South)	3.3	2.6	2.4	258	10564
6	Etobicoke (Central)	1.5	1.0	1.3	190	14223
7	Etobicoke (North)	3.2	2.9	1.8	100	5500
5-7	**Etobicoke City**	**2.5**	**1.9**	**1.8**	**548**	**30287**
8	York City	1.8	2.5	2.4	406	17031
9	East York (Borough)	2.0	.9	1.6	295	18004
10	Scarborough (Central)	1.0	.8	2.3	313	13904
11	Scarborough (North)	1.7	.6	.5	30	6620
12	Scarborough (East)	1.7	1.0	.7	66	9881
10-12	**Scarborough City**	**1.4**	**.8**	**1.3**	**409**	**30405**
13	North York (Southeast)	2.4	1.0	1.1	182	17080
14	North York (Northeast)	1.0	1.2	1.8	206	11530
15	North York (Southwest)	1.1	1.1	1.1	108	9671
16	North York (N. Central)	.5	.6	1.2	138	11782
17	North York (Northwest)	3.2	2.5	2.7	356	13101
13-17	**North York City**	**1.8**	**1.3**	**1.6**	**990**	**63163**
1-17	**Metropolitan Toronto**	**1.9**	**1.7**	**1.9**	**4631**	**241726**
18	Mississauga (South)	1.7	1.8	1.4	165	11559
19	Mississauga (Northwest)	2.7	2.6	3.2	118	3686
20	Mississauga (Northeast)	2.4	2.0	1.6	226	14235
18-20	**Mississauga City**	**2.2**	**2.0**	**1.7**	**509**	**29480**
21	Brampton (West)	.7	2.0	2.3	125	5358
22	Brampton (East)	2.7	3.1	5.0	183	3679
21-22	**Brampton City**	**1.5**	**2.5**	**3.4**	**308**	**9037**
23	Oakville Town	1.4	2.5	1.8	79	4436
24	Caledon	3.6	8.3	5.0	4	80
25	R. Hill, Vaughan, King	.2	.8	1.3	22	1758
26	Aurora, Newm., Whit-St.	2.1	1.8	2.4	42	1732
27	Markham Town	.0	.5	.7	7	1012
25-27	York Region	.9	1.1	1.6	71	4502
28	Pickering, Ajax	8.0	1.6	.5	12	2555
29	Milton. Halton Hills	1.5	4.2	3.7	53	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	Remaining Toronto CMA	[illegible]	2.1	[illegible]	[illegible]	[illegible]
[illegible]	Toronto CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

The lowest turnover rates tend to be in Metropolitan Toronto municipalities where location and proximity to public transportation are usually integral components to a building's successful rent up. Areas of North and East Scarborough have the lowest turnover rates in Metro. Some communities such as Markham also show very low turnover rates due to limited rental stock and lower rents.

Within the six municipalities of Metropolitan Toronto, turnover rates in September were generally between .1 and 2 per cent.

TURNOVER RATES BY RENT RANGE
PRIVATE APARTMENTS—THREE UNITS & OVER, TORONTO CMA
TORONTO CMA, OCTOBER 1993

	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM
RENT RANGE	TURNOVER RATE	TURNOVER RATE	TURNOVER RATE	TURNOVER RATE
UNDER $401	1.3%	.8%	1.0%	*
$401-500	3.0%	.9%	.5%	*
$501-600	3.2%	1.4%	.8%	*
$601-700	5.9%	2.5%	1.0%	.5%
$701-800	2.7%	2.7%	1.8%	.7%
$801-900	*	3.6%	2.0%	1.3%
$901-1000	*	4.3%	2.1%	3.0%
$1001-1100	*	3.2%	2.3%	3.3%
$1101-1200	*	3.5%	3.1%	1.5%
$1201-1300	*	12.1%	3.6%	1.3%
OVER $1300	*	2.7%	1.6%	2.7%

*Too few observations

Turnover rates by rent range show that turnover is more prevalent in higher rent ranges. Lowest turnover rates occur in the lower rent ranges for all bedroom types, ranging from 0.8% for 1-bedroom units to 1.3% in bachelor units. Bachelor units have the highest turnover rate as relatively high turnover occurs across all rent ranges.

Vacancy rates and turnover rates together indicate that the market is somewhat tighter at the lower end of the rental spectrum. But the turnover rates do indicate that there is mobility and choice across the entire market, moreso than in the past two years, as there is greater availability of housing options—in vacant units, or by turnover.

NEW HOUSING SUPPLY

The growth in the supply of housing is a key factor determining changes in the vacancy rate. The vacancy rate has remained relatively stable due to new supply, along with other factors, matching demand in the market.

Rental housing completions represent new housing supply.

Rental housing completions, both private and assisted, have totalled more than 13,700 units in the past 22 months (January 1992 to October 1993). This has provided approximately 7,000 units per year to the market with very little change to the vacancy rate. Since a majority of the completions have been assisted housing, about 40% of all private and assisted rental completions over this time have been for rent-geared-to-income households.

Regionally, rental housing completions have been strongest in Metro Toronto, where the majority of assisted rental housing has been built. Peel Region also has a large share of completions amongst the remaining regions.

Other types of housing completions have reached lows not seen since the early 1980's. Freehold, condominium and private rental completions are down, which has helped builders sell off some of their standing inventory some of which has been vacant for some time.

Also, there has been significant activity in the resale market which has had an impact on demand. On one hand, renters have been moving into homeownership because of improved affordability. On the other hand, high unemployment has forced some owners to sell and move into rental accommodation. As homebuying activity is expected to increase during 1994, more rental accommodation will be freed up during the year.

As a barometer of future additions to housing stock, starts activity gives insight into the outlook for supply for 1994. Housing starts from January to October 1993 were down in the Toronto CMA, Metropolitan Toronto, Peel Region, and Durham Region but up in York and Halton Regions compared to the same period in 1992. Total housing starts were:

- down 30% in the Toronto CMA;
- down 59% in Metro Toronto;
- down 32% in Peel Region;
- down 42% in Durham Region;
- up 3% in York Region; and
- up 18% in Halton Region;

Starts have been down in most areas, mainly due to the decline in assisted rental housing starts. In the Toronto CMA, assisted rental housing starts fell by 65 per cent during the first ten months of 1993 compared to the same period the previous year.

HOUSING COMPLETIONS BY TENURE HISTORICAL COMPARISON TORONTO CMA, 1985-1993

		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-DECEMBER	1985	15594	704	1943	1640	19881
JANUARY-DECEMBER	1986	21038	2289	1565	2169	27061
JANUARY-DECEMBER	1987	27929	6389	646	1560	36524
JANUARY-DECEMBER	1988	25050	5123	2276	1793	34242
JANUARY-DECEMBER	1989	19394	14324	2698	2981	39397
JANUARY-DECEMBER	1990	12114	10868	2620	2334	27936
JANUARY-DECEMBER	1991	10985	9074	1514	4430	26003
JANUARY-DECEMBER	1992	11573	4262	524	6043	22402
JANUARY-OCTOBER	1993	8871	1089	357	6852	17169

HOUSING STARTS BY TENURE HISTORICAL COMPARISON TORONTO CMA, 1985-1993

		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-DECEMBER	1985	19694	2765	2152	2667	27278
JANUARY-DECEMBER	1986	25380	5709	1509	1033	[illegible]
JANUARY-DECEMBER	1987	29849	12488	1789	2392	46518
JANUARY-DECEMBER	1988	20640	12834	2684	2433	[illegible]
JANUARY-DECEMBER	1989	17664	13077	1496	[illegible]	[illegible]
JANUARY-DECEMBER	1990	[illegible]	[illegible]	1840	2484	[illegible]
JANUARY-DECEMBER	1991	10684	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]MBER	199[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

1993 will mark the first year since 1989 that condominium starts have increased. Condominium starts totalled 13,077 units in 1989 and have fallen to as low as 1,218 units in 1992. It is expected that condominium starts will number more than 2,000 units in 1993. Unlike the late eighties, most of the condominium projects being built in 1993 are medium density townhouse projects, stacked condominium apartment complexes, and lowrise apartment product.

Private rental units continue to make up a very small proportion of the rental units coming onstream. The ratio of private rental construction has been less than 7 per cent since 1990. However, the amount of rental housing starts has increased dramatically, from 2,500 in 1986 to a peak of over 8,800 units in 1992. Since 1989, the majority of rental housing has been produced through the non-profit and co-operative sectors. Approximately one half of this stock is available at market rents, which has helped accommodate the growth in demand.

THE ECONOMY

The level of employment in the Toronto continues to be sluggish with no dramatic improvement in sight. The level of employment troughed at 1,758,000 persons during October 1992 and has made only marginal gains since then, to 1,777,000 in October 1993. The unemployment rate has also remained high, between 10.5 and 11.5% over the last year.

The decline in interest rates has also helped the economy move towards recovery. The Bank Rate has fallen over 3 and a half points since a momentary uptick in November 1992. Retail sales are improving, as are automobile sales. The resale market and the new home sales market in the past few months have also been trending upwards.

Job recovery is certain to be gradual, as restructuring and layoffs have continued throughout 1993, with some deferrals until 1994. In addition, many of the new jobs have been part-time, which will have an effect on consumer confidence and on consumers' purchasing power. The main impediment to economic recovery has been reduced job security and low consumer confidence those insecure about their jobs have hesitated to make major purchases. However, on a positive note, persona[illegible] [illegible] have declined from 1992, and the differe[illegible] [illegible] adian dollar over the last year has bee[illegible] [illegible] tial. Since January 1992, the dollar has fallen b[illegible] [illegible] [illegible] these exports has been incr[illegible]

Demand for rental housing is estimated to be growi[illegible] by 6,000 per year in the Toronto CMA. Because of we[illegible] employment and movement of tenants [illegible] homeownership, domestic demand for rental housing likely close to zero, or even negative. However, n[illegible] migration continues to be the driving force of demand this time in the Toronto CMA. This has been a factor the vacancy rate stabilizing rather than increasing ov[illegible] the past year. When new migrants arrive, it is unlike[illegible] that they move into homeownership right away. Ofte[illegible] employment must be established as well as a period time to ensure financial stability. Net migration expected to be 35,000 in 1994, up from 32,000 in 199[illegible] Moderate employment growth will also generate ne[illegible] rental demand. However, these demands should [illegible] offset by movement of renters into homeownersh[illegible] because of ideal homebuying conditions. Total ren[illegible] demand is expected to remain the same in 1994.

OUTLOOK

There are a mix of positive and negative factors affecti[illegible] the outlook for Toronto CMA's vacancy rate. T[illegible] outcome will be a slight rise in the spring and a decli[illegible] in the fall of 1994. The vacancy rate is forecast to [illegible] 2.2% in April 1994 and 2.0% in October 1994.

Factors which will tend to increase the vacancy rate

1. competition from homeownership opportuniti[illegible] — This will be the biggest impact on rental housi[illegible] in 1994. Lower prices in 1993 and in 1994 shou[illegible] boost resales and new home sales, particula[illegible] when coupled with the lowest interest rates [illegible] decades. Because mortgage rates fell shar[illegible] during November and December, the winter/sprin[illegible] real estate market is likely to be very active, wi[illegible] an increasing amount of first time homebuye[illegible] shifting from rental to homeownership.

2. a smaller number of renters in the 20-34 age gro[illegible] — most baby boomers have now purchased th[illegible] first home and the number of renters in this a[illegible] group is declining.

Factors which will decrease the vacancy rate:

- increased net migration will create more ren[illegible] demand — increased net migration, particula[illegible] increased immigration, will contribute to the sh[illegible] term increase in demand of rental housing in t[illegible] Toronto CMA.

recession, especially the sharp drop in employment for young people. A modest improvement in the job market during 1994 will generate household formation and support stronger rental demand later in the year.

3. a slowdown in the supply of assisted rental units — after 1992's peak number of assisted rental housing starts, 1993 and 1994 should see less activity. Assisted rental housing starts are expected to remain at approximately 3,700 units in 1994, about the same level as they were in 1993. The expected number of completions of assisted units is about 5,000 units during 1994.

4. gradual erosion of the supply of rented condominiums — Starts of condominium units have started to improve after three years of decline. However, there is still over a year's supply of standing inventory vacant on the market. Furthermore, an estimated 45,000 condominium units are being offered for rent. As renters move on to homeownership, these units will be sold off, and there will be a gradual erosion of the supply of rented condominiums.

In Canadian Census Metropolitan Areas, the vacancy rate of privately initiated apartment structures of three units in October 1993 remained unchanged from 4.8% recorded in October 1992. The highest vacancy rate was in St. John's, Newfoundland. High vacancy rates continue to be recorded in the province of Québec. The lowest vacancy rates in the country were in Vancouver (1.1%), Victoria (1.8%) and Ottawa (1.8%). The most dramatic change in vacancy rates in Metropolitan Areas has been in Saskatoon, where the vacancy rate has fallen to 2.7%, after peaking at 10.1% in April 1990.

VACANCY RESULTS ACROSS CANADA

The vacancy rates of all CMAs in Canada in October 1993, ranked from the lowest to highest, are listed below:

Vacancy Rates For Privately Initiated Structures, Three Units And Over

CMA	October 1992	October 1993
Vancouver	1.6%	1.1%
Ottawa	1.3%	1.8%
Victoria	1.5%	1.8%
Toronto	2.2%	2.0%
Hamilton	2.3%	2.7%
Thunder Bay	2.5%	2.7%
Windsor	3.3%	2.7%
Saskatoon	4.4%	2.7%
Regina	3.6%	3.6%
Sudbury	2.5%	3.8%
London	3.4%	3.8%
Kitchener	4.4%	4.3%
Hull	3.7%	4.5%
Oshawa	6.1%	4.6%
St. Catharines-Niagara	3.4%	4.9%
Calgary	5.5%	5.9%
Winnipeg	6.1%	5.9%
Québec	6.3%	6.0%
Halifax	5.7%	6.3%
Saint John	6.0%	6.3%
Chicoutimi-Jonquiere	7.1%	6.3%
Edmonton	4.0%	6.5%
Trois Rivieres	7.0%	6.5%
Sherbrooke	9.3%	7.6%
Montréal	7.7%	7.7%
St. John's	5.6%	8.8%
All CMAs in Canada	4.8%	4.8%

** Please note that these figures are slightly different than those in the appendix of this report. The figures in the appendix refer to a 10-year historical period of privately initiate dapartments of six units and over.

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis; and
- structures with less than three rental units (includingbasement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately interpret the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing three or more units;
- privately initiated rental units in row housing projects; and
- publicly initiated row and apartment projects of three or more units. These are often referred to as assisted units. They include FP (federal/provincial) projects, non-profitco-operatives, CMHC sponsored projects, public housing,entrepreneur (limited dividend) housing, non-profit housing,and provincial housing (under HOMES NOW and various programs administered by the provincial government).

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census (1991). Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has be assigned.

In this survey, the 1991 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as de[illegible] and illustrated on the last 3 pages of this report. The Toronto [illegible] Metropolitan Toronto, Peel and York Region

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted sem annually and includes self-contained dwelling units in sample of rental buildings. Since 1974, the survey ha been conducted in April and October of each year rath than in June and December as was previously the cas

In April 1987, an enhanced National Rental Market Surve System (RMSS) was introduced by CMHC. The ne survey system expanded coverage to rental row ar apartment structures with three or more units (previous the survey was restricted to rental apartment structure having 6 or more units). As well, the new survey extende coverage to all centres having a population of 10,0C persons or more within Ontario.

In addition, the new survey covers projects completed ar on the market four or more months prior to the survey da thus allowing a 3 month period for the market absorptic of newly completed units (down from the 6 month peric previously allowed). Since the time allowed for mark absorption has been reduced from six months to thre months, vacancy rates in the new survey may be somewh higher than they would have been under the old syster

Beginning with the April 1993 survey, 1991 Censu boundaries, as defined by Statistics Canada, are used.

The Rental Market Survey enumeration for the Toron CMA is performed by trained individuals who, on averag survey about 100 projects over a two-week period. Ea enumerator solicits information from the landlord superintendent of rental buildings. In cases when it difficult to contact a respondent, enumerators are instruct to visit the site on 3 different occasions. Enumerators al receive information over the telephone when appropriat Staff at CMHC's Toronto Branch are responsible f obtaining information from one central source when significant number of rental buildings are managed by property management firm.

Survey data is inputted at the Toronto Branch. The data then verified by CMHC's National Office, who weight th data appropriately. The results presented in this report a taken from tables produced by CMHC's National Office

Vacancy rates have been calculated by structure siz geographic area, and number of bedrooms. Because of th limited size of this report, some tables have not be included. Should you require further information, plea contact Jeff Brewitt, Market Analyst at the Toronto Bran at (416) 789-870

VACANCY AND RENT SUMMARY TABLES

HOUSING COMPLETIONS BY TENURE
TORONTO CMA, 1985-1993

YEAR-TO-DATE/YEAR		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOT
METRO TORONTO						
JANUARY-DECEMBER	1985	3238	555	1260	1117	617
JANUARY-DECEMBER	1986	2894	1464	1208	1725	729
JANUARY-DECEMBER	1987	1907	3737	188	1101	693
JANUARY-DECEMBER	1988	1538	1912	1409	1329	618
JANUARY-DECEMBER	1989	2330	8153	1010	2193	1368
JANUARY-DECEMBER	1990	1740	5485	1532	1182	993
JANUARY-DECEMBER	1991	1098	5333	743	1605	877
JANUARY-DECEMBER	1992	818	2871	278	2403	63
JANUARY-OCTOBER	1993	762	276	16	5135	61
PEEL REGION						
JANUARY-DECEMBER	1985	3892	149	683	340	50
JANUARY-DECEMBER	1986	6504	252	214	95	70
JANUARY-DECEMBER	1987	8304	1217	198	184	99
JANUARY-DECEMBER	1988	7742	1822	530	225	103
JANUARY-DECEMBER	1989	6040	3418	1434	325	112
JANUARY-DECEMBER	1990	3162	2955	500	824	74
JANUARY-DECEMBER	1991	4268	1359	743	1049	74
JANUARY-DECEMBER	1992	4613	572	0	1890	70
JANUARY-OCTOBER	1993	3347	533	341	1020	52
DURHAM REGION						
JANUARY-DECEMBER	1985	2748	11	65	41	28
JANUARY-DECEMBER	1986	4211	0	116	0	43
JANUARY-DECEMBER	1987	6812	159	446	229	76
JANUARY-DECEMBER	1988	5854	460	41	330	66
JANUARY-DECEMBER	1989	4890	507	640	167	62
JANUARY-DECEMBER	1990	4319	516	471	430	57
JANUARY-DECEMBER	1991	2767	731	266	231	39
JANUARY-DECEMBER	1992	2601	0	40	1525	41
JANUARY-OCTOBER	1993	1421	0	0	585	20
YORK REGION						
JANUARY-DECEMBER	1985	5986	0	0	183	61
JANUARY-DECEMBER	1986	7838	303	139	243	85
JANUARY-DECEMBER	1987	10184	1359	124	275	119
JANUARY-DECEMBER	1988	9876	1270	52	202	114
JANUARY-DECEMBER	1989	6970	1831	3	296	91
JANUARY-DECEMBER	1990	4218	1604	23	191	60
JANUARY-DECEMBER	1991	3750	1619	4	1387	67
JANUARY-DECEMBER	1992	3641	318	131	880	49
JANUARY-OCTOBER	1993	3043	266	0	540	38
HALTON REGION						
JANUARY-DECEMBER	1985*	1311	0	2	138	14
JANUARY-DECEMBER	1986*	1663	270	9	133	20
JANUARY-DECEMBER	1987	4419	621	246	0	52
JANUARY-DECEMBER	1988	3364	488	281	0	41
JANUARY-DECEMBER	1989	2250	1375	14	0	36
JANUARY-DECEMBER	1990	1551	597	365	26	25
JANUARY-DECEMBER	1991	851	827	27	50	17
JANUARY-DECEMBER	1992	1299	990	110	753	3
JANUARY-OCTOBER	1993	1144	44	0	335	1
TORONTO CMA						
JANUARY-DECEMBER	1985	[illegible]	704	1943	1640	19
JANUARY-DECEMBER	1986	[illegible]	2289	1565	2169	27
JANUARY-DECEMBER	1987	[illegible]	6389	646	1560	36
JANUARY-DECEMBER	1988	[illegible]	5123	2276	1793	34
JANUARY-DECEMBER	1989	[illegible]	14324	2698	2981	39
JANUARY-DECEMBER	[illegible]	[illegible]	10868	2620	2334	27
JANUARY-DECEMBER	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

HOUSING STARTS BY TENURE
TORONTO CMA, 1985-1993

YEAR-TO-DATE/YEAR		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO						
JANUARY-DECEMBER	1985	3361	2178	1823	2100	9462
JANUARY-DECEMBER	1986	2587	2942	1096	676	7301
JANUARY-DECEMBER	1987	1885	6894	856	1729	11364
JANUARY-DECEMBER	1988	2035	7253	840	1737	11865
JANUARY-DECEMBER	1989	2376	6730	440	1812	11358
JANUARY-DECEMBER	1990	1124	3914	1110	774	6922
JANUARY-DECEMBER	1991	777	1096	58	2373	4304
JANUARY-DECEMBER	1992	798	656	148	5696	7298
JANUARY-OCTOBER	1993	605	342	4	1689	2640
PEEL REGION						
JANUARY-DECEMBER	1985	5650	250	176	175	6251
JANUARY-DECEMBER	1986	7936	1274	177	185	9572
JANUARY-DECEMBER	1987	8301	3001	514	368	12184
JANUARY-DECEMBER	1988	7080	2692	1586	418	11776
JANUARY-DECEMBER	1989	4892	3728	782	354	9756
JANUARY-DECEMBER	1990	2365	437	229	1047	4078
JANUARY-DECEMBER	1991	4089	230	4	1417	5740
JANUARY-DECEMBER	1992	4627	415	341	1721	7104
JANUARY-OCTOBER	1993	2805	808	0	524	4137
DURHAM REGION						
JANUARY-DECEMBER	1985	3272	80	141	92	3585
JANUARY-DECEMBER	1986	5380	0	271	43	5694
JANUARY-DECEMBER	1987	7010	624	215	440	8289
JANUARY-DECEMBER	1988	6204	822	390	153	7569
JANUARY-DECEMBER	1989	4487	900	108	312	5807
JANUARY-DECEMBER	1990	2754	341	508	180	3783
JANUARY-DECEMBER	1991	2656	182	32	1105	3975
JANUARY-DECEMBER	1992	2091	0	0	1043	3134
JANUARY-OCTOBER	1993	1431	28	0	174	1633
YORK REGION						
JANUARY-DECEMBER	1985	7698	250	139	287	8374
JANUARY-DECEMBER	1986	10038	1431	154	172	11795
JANUARY-DECEMBER	1987	11598	2246	52	258	14154
JANUARY-DECEMBER	1988	6849	1475	84	205	8613
JANUARY-DECEMBER	1989	6414	2023	147	594	9178
JANUARY-DECEMBER	1990	2842	1192	278	473	4785
JANUARY-DECEMBER	1991	3687	256	131	1153	5227
JANUARY-DECEMBER	1992	3262	60	0	590	3912
JANUARY-OCTOBER	1993	2534	546	0	265	3345
HALTON REGION						
JANUARY-DECEMBER	1985*	1543	87	21	270	1921
JANUARY-DECEMBER	1986*	2312	62	87	0	2461
JANUARY-DECEMBER	1987	4389	979	232	0	5600
JANUARY-DECEMBER	1988	2717	1189	12	0	3918
JANUARY-DECEMBER	1989	2550	675	66	76	3367
JANUARY-DECEMBER	1990	647	798	218	0	1663
JANUARY-DECEMBER	1991	933	1191	0	383	2507
JANUARY-DECEMBER	1992	1003	223	100	525	1851
JANUARY-OCTOBER	1993	1543	35	168	292	2038
TORONTO CMA						
JANUARY-DECEMBER	1985	19694	2765	2152	2667	27278
JANUARY-DECEMBER	1986	25380	5709	1509	1033	33631
JANUARY-DECEMBER	1987	29849	12485	1789	2392	[illegible]
JANUARY-DECEMBER	1988	20840	12834	2084	2433	[illegible]
JANUARY-DECEMBER	1989	17664	13077	1496	2947	35184
JANUARY-DECEMBER	[illegible]	[illegible]	[illegible]	1840	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

VACANCY RATES BY ZONE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA, OCTOBER 1993

		PREVIOUS VACANCY RATES				OCTOBER 1993 SUMMARY		
ZONE	LOCATION	OCTOBER 1991	APRIL 1992	OCTOBER 1992	APRIL 1993	OCTOBER 1993	# VACANT UNITS	SIZE O[F] UNIVERS[E]
1	Toronto (Central)	2.6	3.1	3.2	3.1	2.7	731	2697
2	Toronto (East)	1.5	2.5	1.7	2.3	2.0	114	574
3	Toronto (North)	.6	1.0	1.2	1.4	.8	233	2948
4	Toronto (West)	3.5	4.0	3.7	3.0	3.0	628	2069
1-4	**Toronto City**	**2.0**	**2.5**	**2.5**	**2.4**	**2.1**	**1706**	**8283**
5	Etobicoke (South)	1.9	1.8	2.0	3.2	3.3	349	1056
6	Etobicoke (Central)	.4	.6	1.3	2.0	1.5	220	1422
7	Etobicoke (North)	6.5	3.5	3.4	3.5	3.2	177	550
5-7	**Etobicoke City**	**2.0**	**1.5**	**1.9**	**2.7**	**2.5**	**746**	**3028**
8	York City	1.8	1.3	2.5	2.0	1.8	302	1703
9	East York (Borough)	.5	.5	1.1	1.3	2.0	353	1800
10	Scarborough (Central)	1.3	1.6	1.2	1.0	1.0	144	1390
11	Scarborough (North)	2.4	2.5	2.2	1.9	1.7	111	662
12	Scarborough (East)	2.1	1.9	2.1	2.4	1.7	169	988
10-12	**Scarborough City**	**1.8**	**1.9**	**1.7**	**1.6**	**1.4**	**425**	**3040**
13	North York (Southeast)	1.2	1.6	1.7	2.3	2.4	411	1708
14	North York (Northeast)	1.0	1.0	1.6	.8	1.0	117	1153
15	North York (Southwest)	.4	1.3	1.2	.7	1.1	102	967
16	North York (N. Central)	.3	.3	.7	1.0	.5	64	1178
17	North York (Northwest)	1.5	1.6	2.3	2.1	3.2	418	1310
13-17	**North York City**	**.9**	**1.2**	**1.5**	**1.5**	**1.8**	**1112**	**6316**
1-17	**Metropolitan Toronto**	**1.6**	**1.7**	**2.0**	**2.0**	**1.9**	**4644**	**24172**
18	Mississauga (South)	1.3	1.1	1.7	1.2	1.7	193	1155
19	Mississauga (Northwest)	4.7	2.3	5.1	3.0	2.7	99	368
20	Mississauga (Northeast)	3.5	3.8	3.7	3.2	2.4	344	1423
18-20	**Mississauga City**	**2.8**	**2.6**	**3.1**	**2.4**	**2.2**	**636**	**2948**
21	Brampton (West)	3.7	3.3	3.6	1.5	.7	39	535
22	Brampton (East)	4.9	6.4	4.9	3.4	2.7	98	367
21-22	**Brampton City**	**4.2**	**4.5**	**4.1**	**2.2**	**1.5**	**137**	**903**
23	Oakville Town	1.0	1.4	2.1	2.8	1.4	61	443
24	Caledon	1.6	5.1	4.2	5.0	3.6	3	8
25	R. Hill, Vaughan, King	.4	.3	.2	.3	.2	3	175
26	Aurora, Newm., Whit-St.	3.6	2.3	2.3	2.1	2.1	37	173
27	Markham Town	.1	.1	.3	.2	.0	0	10
25-27	**York Region**	**1.5**	**1.0**	**1.0**	**.9**	**.9**	**40**	**45**
28	Pickering, Ajax, Uxbridge	9.2	5.8	7.3	8.1	8.0	205	25
29	Milton, Halton Hills	1.3	1.4	2.4	1.1	1.5	21	14
30	Orangeville	2.3	2.8	1.3	1.4	1.7	13	8
31	Bradford, W. Gwillimbury	1.1	3.2	3.8	3.5	2.3	18	7
18-31	Remaining Toronto CMA	3.0	2.8	3.2	2.5	2.1	1135	530

SUMMARY RESULTS, BACHELOR UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1993

		PREVIOUS VACANCY RATES				OCTOBER 1993 SUMMARY			
ZONE	LOCATION	OCTOBER 1991	APRIL 1992	OCTOBER 1992	APRIL 1993	OCTOBER 1993	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	3.1	4.0	3.7	4.6	4.1	256	6182	$539
2	Toronto (East)	2.3	4.7	1.7	1.9	3.8	43	1135	$477
3	Toronto (North)	.8	1.3	2.3	3.1	.9	44	4841	$531
4	Toronto (West)	6.3	5.6	4.9	4.6	4.4	185	4179	$477
1-4	**Toronto City**	**3.1**	**3.7**	**3.4**	**4.0**	**3.2**	**528**	**16337**	**$516**
5	Etobicoke (South)	1.4	2.8	.4	5.6	5.8	42	713	$427
6	Etobicoke (Central)	.5	3.4	7.8	5.4	5.9	12	197	$522
7	Etobicoke (North)	.0	.0	4.1	4.4	3.5	1	29	$433
5-7	**Etobicoke City**	**1.2**	**2.8**	**2.2**	**5.5**	**5.8**	**55**	**939**	**$445**
8	York City	3.6	1.9	3.7	3.2	2.8	48	1743	$454
9	East York (Borough)	.8	1.6	3.2	2.3	3.1	36	1186	$512
10	Scarborough (Central)	.6	2.9	.8	2.0	3.3	14	423	$540
11	Scarborough (North)	1.2	.0	1.2	3.5	1.2	1	85	$554
12	Scarborough (East)	1.2	5.8	3.4	7.4	.5	1	189	$609
10-12	**Scarborough City**	**.9**	**3.3**	**1.6**	**3.7**	**2.3**	**16**	**697**	**$560**
13	North York (Southeast)	.0	1.1	.0	2.5	2.8	5	194	$476
14	North York (Northeast)	.5	.5	1.0	.0	.5	1	191	$667
15	North York (Southwest)	.0	.6	1.4	1.5	.8	2	306	$459
16	North York (N. Central)	.0	1.4	.6	9.3	6.6	11	171	$461
17	North York (Northwest)	1.7	.5	2.6	1.0	7.2	17	236	$511
13-17	**North York City**	**.5**	**.7**	**1.3**	**2.5**	**3.4**	**37**	**1097**	**$513**
1-17	**Metropolitan Toronto**	**2.8**	**3.3**	**3.2**	**3.8**	**3.3**	**720**	**21998**	**$509**
18	Mississauga (South)	4.2	.3	1.7	2.3	2.3	7	299	$501
19	Mississauga (Northwest)	3.0	.0	3.3	5.9	.0	0	35	$546
20	Mississauga (Northeast)	.8	7.2	3.2	1.2	3.7	15	408	$578
18-20	**Mississauga City**	**2.4**	**4.1**	**2.6**	**1.9**	**2.9**	**22**	**742**	**$544**
21	Brampton (West)	.7	5.4	8.0	5.2	4.3	7	163	$486
22	Brampton (East)	4.3	2.9	7.1	1.4	1.5	1	74	$567
21-22	**Brampton City**	**1.9**	**4.7**	**7.8**	**4.1**	**3.4**	**8**	**237**	**$510**
23	Oakville Town	.9	2.6	1.7	4.0	1.5	2	136	$499
24	Caledon	.0	20.0	16.7	10.0	.0	0	7	*
25	R. Hill, Vaughan, King	.0	1.0	.0	.0	.0	0	98	$528
26	Aurora, Newm., Whit-St.	1.3	.0	4.0	1.5	6.2	4	71	$428
27	Markham Town	.0	.0	10.0	.0	.0	0	12	*
25-27	York Region	.5	.6	2.2	.6	2.5	4	181	$486
28	Pickering, Ajax, Uxbridge	7.1	.0	.0	.0	.0	0	13	$471
[illegible]	Milton, Halton Hills	3.4	3.9	2.9	3.5	5.6	2	36	$426
[illegible]	[illegible]eville	12.2	7.0	4.3	.0	1.9	1	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible] CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SUMMARY RESULTS, 1-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1993

		PREVIOUS VACANCY RATES				OCTOBER 1993 SUMMARY			
ZONE	LOCATION	OCTOBER 1991	APRIL 1992	OCTOBER 1992	APRIL 1993	OCTOBER 1993	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	2.4	2.9	2.8	2.5	2.2	315	14185	$677
2	Toronto (East)	1.3	1.8	1.3	2.6	2.1	62	2982	$600
3	Toronto (North)	.3	.7	1.1	.9	.7	104	14686	$671
4	Toronto (West)	2.8	2.6	2.6	2.7	2.3	247	10557	$610
1-4	**Toronto City**	**1.7**	**2.0**	**2.0**	**2.0**	**1.7**	**727**	**42411**	**$653**
5	Etobicoke (South)	1.8	2.8	3.1	4.0	4.5	210	4689	$529
6	Etobicoke (Central)	.8	.7	1.9	2.9	2.5	103	4201	$623
7	Etobicoke (North)	.8	1.2	2.9	5.3	3.1	25	818	$607
5-7	**Etobicoke City**	**1.3**	**1.8**	**2.5**	**3.6**	**3.5**	**339**	**9708**	**$576**
8	York City	1.4	1.6	2.8	2.4	1.2	92	8011	$58
9	East York (Borough)	.5	.5	1.2	1.4	2.4	226	9547	$605
10	Scarborough (Central)	1.7	2.8	1.7	1.4	1.3	81	6085	$593
11	Scarborough (North)	2.2	2.8	1.5	2.0	1.2	24	2045	$703
12	Scarborough (East)	1.5	1.2	1.8	3.1	1.7	48	2815	$631
10-12	**Scarborough City**	**1.7**	**2.4**	**1.7**	**1.9**	**1.4**	**153**	**10945**	**$623**
13	North York (Southeast)	2.0	2.7	2.1	2.6	3.3	197	6046	$639
14	North York (Northeast)	.8	1.4	1.6	1.0	.9	35	3743	$652
15	North York (Southwest)	.5	1.4	.9	1.2	1.0	39	3974	$577
16	North York (N. Central)	.1	.2	.3	.8	.6	24	4344	$579
17	North York (Northwest)	2.0	1.9	1.6	1.6	3.4	166	4839	$600
13-17	**North York City**	**1.2**	**1.6**	**1.4**	**1.5**	**2.0**	**461**	**22947**	**$611**
1-17	**Metropolitan Toronto**	**1.4**	**1.8**	**1.9**	**2.0**	**1.9**	**1999**	**103568**	**$624**
18	Mississauga (South)	1.0	.8	1.2	1.2	1.9	94	4901	$613
19	Mississauga (Northwest)	4.1	2.0	4.3	3.2	2.5	33	1297	$739
20	Mississauga (Northeast)	1.3	2.1	2.1	2.7	2.6	105	3952	$692
18-20	**Mississauga City**	**1.5**	**1.5**	**2.0**	**2.0**	**2.3**	**232**	**10149**	**$659**
21	Brampton (West)	6.0	4.2	3.6	.9	.6	11	2018	$620
22	Brampton (East)	3.6	6.3	2.6	3.7	1.3	12	946	$739
21-22	**Brampton City**	**5.3**	**4.8**	**3.3**	**1.8**	**.8**	**24**	**2964**	**$657**
23	Oakville Town	1.0	1.6	2.7	1.8	.4	5	1326	$617
24	Caledon	.0	.0	6.6	8.7	.0	0	22	**
25	R. Hill, Vaughan, King	.2	.3	.2	.0	.2	1	633	$612
26	Aurora, Newm., Whit-St.	3.8	2.0	1.4	1.3	2.5	18	708	$588
27	Markham Town	.0	.3	.3	.0	.0	0	399	$552
25-27	**York Region**	**1.6**	**1.0**	**.7**	**.5**	**1.1**	**19**	**1741**	**$589**
28	Pickering, Ajax, Uxbridge	6.6	5.1	1.6	2.5	1.9	6	336	$710
29	Milton, Halton Hills	1.5	1.4	2.6	.5	2.4	13	550	$556
[illegible]	Orangeville	1.7	3.0	1.2	2.1	1.9	6	334	$560
31	Bradford, W. Gwillimbury	1.9	6.3	7.8	6.3	3.7	10	278	$586
18-31	Remaining Toronto CMA	2.3	2.2	2.2	1.9	1.8	315	17701	$644
[illegible]	[illegible] CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SUMMARY RESULTS, 2-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1993

		PREVIOUS VACANCY RATES				OCTOBER 1993 SUMMARY			
ZONE	LOCATION	OCTOBER 1991	APRIL 1992	OCTOBER 1992	APRIL 1993	OCTOBER 1993	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	2.7	2.3	3.6	2.9	2.5	149	5983	$942
2	Toronto (East)	1.4	1.5	2.6	2.2	.4	7	1556	$740
3	Toronto (North)	.8	1.1	.8	1.2	.7	60	8698	$928
4	Toronto (West)	2.5	5.2	2.5	2.2	3.0	146	4892	$763
1-4	**Toronto City**	**1.8**	**2.4**	**2.6**	**1.9**	**1.7**	**362**	**21129**	**$881**
5	Etobicoke (South)	1.5	.7	1.1	1.5	2.0	98	4765	$628
6	Etobicoke (Central)	.3	.5	.8	1.4	1.1	82	7542	$762
7	Etobicoke (North)	9.1	4.0	2.9	2.9	2.3	86	3726	$821
5-7	**Etobicoke City**	**2.7**	**1.4**	**1.4**	**1.8**	**1.7**	**266**	**16033**	**$736**
8	York City	2.0	.7	1.7	1.3	2.0	127	6396	$721
9	East York (Borough)	.3	.3	.6	.9	1.2	78	6340	$725
10	Scarborough (Central)	.9	.5	.9	.6	.7	45	6455	$693
11	Scarborough (North)	2.9	2.5	2.6	1.9	1.9	74	3805	$848
12	Scarborough (East)	2.6	2.4	2.3	1.8	1.9	105	5586	$766
10-12	**Scarborough City**	**2.0**	**1.7**	**1.8**	**1.4**	**1.4**	**224**	**15846**	**$756**
13	North York (Southeast)	.8	1.1	1.6	2.0	1.8	161	8761	$757
14	North York (Northeast)	1.2	.7	1.2	.5	.5	27	5640	$817
15	North York (Southwest)	.3	1.4	1.5	.3	1.3	58	4485	$684
16	North York (N. Central)	.4	.2	.7	1.0	.3	18	5568	$697
17	North York (Northwest)	1.0	1.1	2.3	1.9	3.0	185	6274	$700
13-17	**North York City**	**.8**	**.9**	**1.5**	**1.3**	**1.5**	**449**	**30728**	**$735**
1-17	**Metropolitan Toronto**	**1.6**	**1.4**	**1.7**	**1.5**	**1.6**	**1507**	**96472**	**$769**
18	Mississauga (South)	1.0	1.1	1.3	1.2	1.3	75	5578	$726
19	Mississauga (Northwest)	5.6	2.4	5.8	2.7	2.9	55	1895	$841
20	Mississauga (Northeast)	5.0	4.7	4.6	3.8	2.1	182	8652	$876
18-20	**Mississauga City**	**3.7**	**3.2**	**3.6**	**2.8**	**1.9**	**312**	**16126**	**$821**
21	Brampton (West)	2.1	2.3	3.4	1.6	.5	14	2839	$737
22	Brampton (East)	5.3	6.5	6.1	2.8	2.8	55	1981	$824
21-22	**Brampton City**	**3.5**	**4.1**	**4.5**	**2.1**	**1.4**	**69**	**4820**	**$774**
23	Oakville Town	1.1	1.4	1.7	3.8	1.8	45	2548	$742
24	Caledon	3.1	5.1	.0	2.5	6.6	3	44	$597
25	R. Hill, Vaughan, King	.4	.2	.2	.3	.2	2	921	$708
26	Aurora, Newm., Whit-St.	3.3	2.7	2.4	2.7	1.5	13	883	$773
27	Markham Town	.2	.0	.2	.3	.0	0	558	$621
25-27	**York Region**	**1.3**	**1.0**	**1.0**	**1.2**	**.6**	**15**	**2362**	**$711**
28	Pickering, Ajax, Uxbridge	3.1	1.4	2.3	1.6	2.4	30	1274	$772
29	Milton, Halton Hills	1.2	1.4	2.4	1.5	.8	6	765	$677
30	Orangeville	1.4	1.8	1.1	1.1	.8	3	363	$641
[illegible]	Bradford, W. Gwillimbury	.8	1.3	1.6	1.7	1.7	7	417	$656
18-31	Remaining Toronto CMA	3.1	2.9	3.3	2.5	1.7	491	28718	$786
[illegible]	Toronto CMA	[illegible]	[illegible]	2.1	1.7	[illegible]	[illegible]	[illegible]	[illegible]

SUMMARY RESULTS, 3-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1993

		PREVIOUS VACANCY RATES				OCTOBER 1993 SUMMARY			
ZONE	LOCATION	OCTOBER 1991	APRIL 1992	OCTOBER 1992	APRIL 1993	OCTOBER 1993	VACANT UNITS	SIZE OF UNIVERSE	AVERAG REN
1	Toronto (Central)	2.2	3.2	2.4	3.5	.4	2	562	$124
2	Toronto (East)	.0	11.3	.0	2.3	3.3	2	72	$89
3	Toronto (North)	1.7	2.3	1.9	1.5	2.0	23	1149	$142
4	Toronto (West)	5.8	6.2	5.8	5.0	5.1	51	998	$92
1-4	**Toronto City**	**3.0**	**4.0**	**3.0**	**2.9**	**2.8**	**78**	**2781**	**$120**
5	Etobicoke (South)	7.9	.0	2.9	9.5	.0	0	353	$77
6	Etobicoke (Central)	.3	.6	1.5	2.0	1.0	23	2257	$93
7	Etobicoke (North)	1.5	3.5	6.1	4.7	6.9	64	927	$86
5-7	**Etobicoke City**	**1.5**	**1.3**	**2.8**	**3.4**	**2.5**	**87**	**3536**	**$90**
8	York City	.4	1.1	2.1	1.3	3.9	34	880	$93
9	East York (Borough)	.7	.6	.5	1.5	1.0	9	897	$96
10	Scarborough (Central)	.4	.8	1.2	.4	.4	4	941	$80
11	Scarborough (North)	1.1	1.6	2.0	1.3	1.8	12	685	$94
12	Scarborough (East)	1.8	.6	2.1	2.4	1.2	15	1287	$84
10-12	**Scarborough City**	**1.2**	**.9**	**1.8**	**1.5**	**1.1**	**31**	**2913**	**$85**
13	North York (Southeast)	.2	1.0	1.3	2.4	2.3	48	2065	$90
14	North York (Northeast)	1.0	1.2	2.6	1.2	2.8	54	1949	$95
15	North York (Southwest)	.7	.9	1.1	1.1	.3	2	890	$91
16	North York (N. Central)	.4	.9	1.5	.5	.5	8	1677	$84
17	North York (Northwest)	2.2	2.9	4.2	4.8	3.1	49	1607	$82
13-17	**North York City**	**.8**	**1.3**	**2.2**	**2.0**	**2.0**	**162**	**8188**	**$88**
1-17	**Metropolitan Toronto**	**1.3**	**1.6**	**2.3**	**2.2**	**2.1**	**402**	**19195**	**$93**
18	Mississauga (South)	3.0	3.2	6.5	.9	2.1	16	778	$81
19	Mississauga (Northwest)	2.7	2.7	4.4	3.6	2.3	10	457	$88
20	Mississauga (Northeast)	1.3	2.1	3.1	1.7	3.6	43	1209	$92
18-20	**Mississauga City**	**2.1**	**2.6**	**4.5**	**1.8**	**2.9**	**70**	**2444**	**$88**
21	Brampton (West)	2.1	4.6	3.7	1.9	1.6	5	320	$94
22	Brampton (East)	4.8	5.6	4.2	5.2	4.2	27	644	$94
21-22	**Brampton City**	**3.9**	**5.2**	**4.0**	**3.9**	**3.3**	**32**	**964**	**$94**
23	Oakville Town	.0	.2	2.2	.2	2.1	9	423	$90
24	Caledon	.0	.0	*	.0	*	0	7	
25	R. Hill, Vaughan, King	1.1	1.0	.0	2.1	.0	0	106	$85
26	Aurora, Newm., Whit-St.	7.1	4.0	8.2	2.9	2.9	2	69	$82
27	Markham Town	.0	.0	.0	.0	.0	0	43	$69
25-27	**York Region**	**2.7**	**1.9**	**2.4**	**1.8**	**.9**	**2**	**218**	**$81**
28	Pickering, Ajax, Uxbridge	18.6	12.1	16.2	19.0	18.1	169	931	$83
29	Milton, Halton Hills	.0	.0	.0	.0	.0	0	76	$81
30	Orangeville	4.0	3.7	.0	.0	6.0	3	51	$88
31	Bradford, W. Gwillimbury	.0	2.2	.0	.0	.0	0	48	$66
18-31	**Remaining Toronto CMA**	**5.2**	**4.5**	**6.1**	**5.2**	**5.5**	**285**	**5163**	**$88**
1-31	**Toronto CMA**	**2.1**	**2.2**	**3.1**	**2.9**	**2.8**	**687**	**24358**	**$9[illegible]**

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3+, AND ROW)
TORONTO CMA, OCTOBER 1993

ZONE	LOCATION	6+ VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE
1	Toronto (Central)	694	25911	2.7	731	26972	2.7	*	*	*
2	Toronto (East)	94	4551	2.1	114	5745	2.0	*	*	*
3	Toronto (North)	200	27726	.7	233	29482	.8	0	62	.0
4	Toronto (West)	509	18106	2.8	628	20637	3.0	0	91	.0
1-4	**Toronto City**	**1498**	**76294**	**2.0**	**1706**	**82836**	**2.1**	**0**	**153**	**.0**
5	Etobicoke (South)	270	9547	2.8	349	10564	3.3	*	*	*
6	Etobicoke (Central)	217	14170	1.5	220	14223	1.5	0	507	.0
7	Etobicoke (North)	171	5450	3.1	177	5500	3.2	12	568	2.1
5-7	**Etobicoke City**	**658**	**29167**	**2.3**	**746**	**30287**	**2.5**	**12**	**1075**	**1.1**
8	York City	198	15528	1.3	302	17031	1.8	0	120	.0
9	East York (Borough)	342	17821	1.9	353	18004	2.0	0	98	.0
10	Scarborough (Central)	130	13702	.9	144	13904	1.0	2	274	.8
11	Scarborough (North)	111	6615	1.7	111	6620	1.7	9	386	2.3
12	Scarborough (East)	168	9821	1.7	169	9881	1.7	14	338	4.1
10-12	**Scarborough City**	**410**	**30138**	**1.4**	**425**	**30405**	**1.4**	**25**	**998**	**2.5**
13	North York (Southeast)	411	17061	2.4	411	17080	2.4	13	1080	1.2
14	North York (Northeast)	117	11506	1.0	117	11530	1.0	17	915	1.9
15	North York (Southwest)	97	9294	1.0	102	9671	1.1	0	0	.0
16	North York (N. Central)	60	11563	.5	64	11782	.5	*	*	*
17	North York (Northwest)	412	13046	3.2	418	13101	3.2	0	485	.0
13-17	**North York City**	**1098**	**62469**	**1.8**	**1112**	**63163**	**1.8**	**30**	**2480**	**1.2**
1-17	**Metropolitan Toronto**	**4204**	**231418**	**1.8**	**4644**	**241726**	**1.9**	**67**	**4924**	**1.4**
18	Mississauga (South)	184	11437	1.6	193	11559	1.7	4	247	1.6
19	Mississauga (Northwest)	99	3682	2.7	99	3686	2.7	16	647	2.5
20	Mississauga (Northeast)	344	14235	2.4	344	14235	2.4	27	1106	2.4
18-20	**Mississauga City**	**628**	**29354**	**2.1**	**636**	**29480**	**2.2**	**47**	**2000**	**2.4**
21	Brampton (West)	37	5234	.7	39	5358	.7	3	586	.5
22	Brampton (East)	98	3679	2.7	98	3679	2.7	1	202	.5
21-22	**Brampton City**	**134**	**8913**	**1.5**	**137**	**9037**	**1.5**	**4**	**788**	**.5**
23	Oakville Town	61	4387	1.4	61	4436	1.4	4	490	.8
24	Caledon	3	80	3.6	3	80	3.6	*	*	*
25	R. Hill, Vaughan, King	2	1697	.1	3	1758	.2	*	*	*
26	Aurora, Newm., Whit-St.	29	1565	1.9	37	1732	2.1	19	257	7.4
27	Markham Town	0	1012	.0	0	1012	.0	*	*	*
25-27	**York Region**	**31**	**4274**	**.7**	**40**	**4502**	**.9**	**19**	**257**	**7.4**
28	Pickering, Ajax	204	2510	8.1	205	2555	8.0	0	84	0
29	Milton, Halton Hills	14	1320	1.1	21	1428	1.5	*	*	*
[illegible]	[illegible] eville	10	744	1.4	13	801	1.7	*	*	*
[illegible]	[illegible] W. Gwillimbury	7	641	1.1	18	763	2.3	*	*	*
18-31	Remaining Toronto CMA	1094	52223	2.1	1135	53082	2.1	75	3619	[illegible]
[illegible]	[illegible] CMA	5298	283640	1.9	5779	294808	2.0	[illegible]	[illegible]	[illegible]

ESTIMATED PRIVATE UNIVERSE AND ASSISTED UNIVERSE AND NUMBER OF VACANT UNITS, TOTALS TORONTO CMA, OCTOBER 1993

ZONE	LOCATION	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE	ASSISTED VACANT	ASSISTED UNIVERSE	ASSISTED VACANT RATE	OVERALL VACANT	OVERALL UNIVERSE	OVERALL VACANT RATE
1	Toronto (Central)	731	26982	2.7	291	17125	1.7	1022	44107	2.3
2	Toronto (East)	114	5745	2.0	81	6583	1.2	195	12328	1.6
3	Toronto (North)	233	29544	.8	26	2224	1.2	259	31768	.8
4	Toronto (West)	628	20728	3.0	161	7637	2.1	789	28365	2.8
1-4	**Toronto City**	**1706**	**82999**	**2.1**	**559**	**33569**	**1.7**	**2265**	**116568**	**1.9**
5	Etobicoke (South)	349	10584	3.3	15	1613	.9	364	12197	3.0
6	Etobicoke (Central)	220	14730	1.5	7	3705	.2	227	18435	1.2
7	Etobicoke (North)	189	6068	3.1	83	4531	1.8	272	10599	2.6
5-7	**Etobicoke City**	**758**	**31382**	**2.4**	**105**	**9849**	**1.1**	**863**	**41231**	**2.1**
8	York City	302	17151	1.8	37	5935	.6	339	23086	1.5
9	East York (Borough)	353	18102	2.0	3	2308	.2	356	20410	1.7
10	Scarborough (Central)	146	14178	1.0	38	6905	.6	184	21083	.9
11	Scarborough (North)	120	7006	1.7	26	5620	.5	146	12626	1.2
12	Scarborough (East)	183	10219	1.8	60	9870	.6	243	20089	1.2
10-12	**Scarborough City**	**449**	**31403**	**1.4**	**124**	**22395**	**.6**	**573**	**53798**	**1.1**
13	North York (Southeast)	424	18160	2.3	9	2320	.4	433	20480	2.1
14	North York (Northeast)	134	12445	1.1	2	1913	.1	136	14358	.9
15	North York (Southwest)	102	9671	1.1	8	4360	.2	110	14031	.8
16	North York (N. Central)	64	11842	.5	0	2497	.0	64	14339	.4
17	North York (Northwest)	418	13586	3.1	250	9511	2.6	668	23097	2.9
13-17	**North York City**	**1142**	**65704**	**1.7**	**269**	**20601**	**1.3**	**1411**	**86305**	**1.6**
1-17	**Metropolitan Toronto**	**4710**	**246741**	**1.9**	**1098**	**94657**	**1.2**	**5807**	**341398**	**1.7**
18	Mississauga (South)	197	11806	1.7	34	1807	1.9	231	13613	1.7
19	Mississauga (Northwest)	115	4333	2.7	20	2296	.9	135	6629	2.0
20	Mississauga (Northeast)	371	15341	2.4	26	4856	.5	397	20197	2.0
18-20	**Mississauga City**	**683**	**31480**	**2.2**	**80**	**8959**	**.9**	**763**	**40439**	**1.9**
21	Brampton (West)	42	5944	.7	16	2248	.7	58	8192	.7
22	Brampton (East)	99	3881	2.5	2	1426	.1	101	5307	1.9
21-22	**Brampton City**	**141**	**9825**	**1.4**	**18**	**3674**	**.5**	**159**	**13499**	**1.2**
23	Oakville Town	65	4926	1.3	37	1554	2.4	102	6480	1.6
24	Caledon	3	80	3.6	9	235	3.8	12	315	3.8
25	R. Hill, Vaughan, King	3	1758	.2	36	2679	1.3	39	4437	.9
26	Aurora, Newm., Whit-St.	56	1989	2.8	40	2462	1.6	96	4451	2.2
27	Markham Town	0	1054	.0	0	1592	.0	0	2646	.0
25-27	**York Region**	**59**	**4801**	**1.2**	**76**	**6733**	**1.1**	**135**	**11534**	**1.2**
28	Pickering, Ajax	205	2639	7.8	3	1379	.2	208	4018	5.2
29	Milton, Halton Hills	21	1461	1.5	8	818	1.0	29	2279	1.3
30	Orangeville	13	838	1.6	0	211	.0	13	1049	1.2
[illegible]	Bradford, W. Gwillimbury	18	774	2.3	0	174	.0	18	948	1.8
18-31	Remaining Toronto CMA	1208	56824	2.1	231	23737	1.0	1439	80561	1.8
[illegible]	Toronto CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	421959	[illegible]

VACANCY RATES AND RENTS BY BEDROOM TYPE
BY ZONE, TORONTO CMA
OCTOBER 1993

ZONE	LOCATION	BACHELOR RENT	BACHELOR VACANCY RATE	1-BEDROOM RENT	1-BEDROOM VACANCY RATE	2-BEDROOM RENT	2-BEDROOM VACANCY RATE	3-BEDROOM RENT	3-BEDROOM VACANCY RATE	OVERALL VACANCY RATE
1	Toronto (Central)	$539	4.1	$677	2.2	$942	2.5	$1248	.4	2.7
2	Toronto (East)	$477	3.8	$600	2.1	$740	.4	$892	3.3	2.0
3	Toronto (North)	$531	.9	$671	.7	$928	.7	$1429	2.0	.8
4	Toronto (West)	$477	4.4	$610	2.3	$763	3.0	$928	5.1	3.0
1-4	**Toronto City**	**$516**	**3.2**	**$653**	**1.7**	**$881**	**1.7**	**$1201**	**2.8**	**2.1**
5	Etobicoke (South)	$427	5.8	$529	4.5	$628	2.0	$773	.0	3.3
6	Etobicoke (Central)	$522	5.9	$623	2.5	$762	1.1	$935	1.0	1.5
7	Etobicoke (North)	$433	3.5	$607	3.1	$821	2.3	$862	6.9	3.2
5-7	**Etobicoke City**	**$445**	**5.8**	**$576**	**3.5**	**$736**	**1.7**	**$901**	**2.5**	**2.5**
8	York City	$454	2.8	$587	1.2	$721	2.0	$930	3.9	1.8
9	East York (Borough)	$512	3.1	$605	2.4	$725	1.2	$963	1.0	2.0
10	Scarborough (Central)	$540	3.3	$593	1.3	$693	.7	$809	.4	1.0
11	Scarborough (North)	$554	1.2	$703	1.2	$848	1.9	$949	1.8	1.7
12	Scarborough (East)	$609	.5	$631	1.7	$766	1.9	$845	1.2	1.7
10-12	**Scarborough City**	**$560**	**2.3**	**$623**	**1.4**	**$756**	**1.4**	**$858**	**1.1**	**1.4**
13	North York (Southeast)	$476	2.8	$639	3.3	$757	1.8	$901	2.3	2.4
14	North York (Northeast)	$667	.5	$652	.9	$817	.5	$950	2.8	1.0
15	North York (Southwest)	$459	.8	$577	1.0	$684	1.3	$916	.3	1.1
16	North York (N. Central)	$461	6.6	$579	.6	$697	.3	$848	.5	.5
17	North York (Northwest)	$511	7.2	$600	3.4	$700	3.0	$825	3.1	3.2
13-17	**North York City**	**$513**	**3.4**	**$611**	**2.0**	**$735**	**1.5**	**$888**	**2.0**	**1.8**
1-17	**Metropolitan Toronto**	**$509**	**3.3**	**$624**	**1.9**	**$769**	**1.6**	**$936**	**2.1**	**1.9**
18	Mississauga (South)	$501	2.3	$613	1.9	$726	1.3	$813	2.1	1.7
19	Mississauga (Northwest)	$546	.0	$739	2.5	$841	2.9	$888	2.3	2.7
20	Mississauga (Northeast)	$578	3.7	$692	2.6	$876	2.1	$924	3.6	2.4
18-20	**Mississauga City**	**$544**	**2.9**	**$659**	**2.3**	**$821**	**1.9**	**$882**	**2.9**	**2.2**
21	Brampton (West)	$486	4.3	$620	.6	$737	.5	$948	1.6	.7
22	Brampton (East)	$567	1.5	$739	1.3	$824	2.8	$942	4.2	2.7
21-22	**Brampton City**	**$510**	**3.4**	**$657**	**.8**	**$774**	**1.4**	**$944**	**3.3**	**1.5**
23	Oakville Town	$499	1.5	$617	.4	$742	1.8	$902	2.1	1.4
24	Caledon	*	.0	*	.0	$597	6.6	*	*	3.6
25	R. Hill, Vaughan, King	$528	.0	$612	.2	$708	.2	$858	.0	.2
26	Aurora, Newm., Whit-St.	$428	6.2	$588	2.5	$773	1.5	$820	2.9	2.1
27	Markham Town	*	.0	$552	.0	$621	.0	$699	.0	.0
25-27	**York Region**	**$486**	**2.5**	**$589**	**1.1**	**$711**	**.6**	**$815**	**.9**	**.9**
28	Pickering, Ajax	$471	.0	$710	1.9	$772	2.4	$836	18.1	8.0
29	Milton, Halton Hills	$426	5.6	$556	2.4	$677	.8	$819	.0	[illegible]
[illegible]	[illegible]	$459	1.9	$560	1.9	$641	.8	$880	6.0	[illegible]
31	Bradford, W. Gwillimbury	$451	.0	$586	3.7	$656	1.7	$664	.0	[illegible]
18-31	**Remaining Toronto CMA**	**$519**	**2.8**	**$644**	**1.8**	**$786**	**1.7**	**$881**	**5.5**	**[illegible]**
[illegible]	[illegible]	[illegible]10	3.2	$627	1.9	$773	1.6	[illegible]	[illegible]	[illegible]

ASSISTED VACANCY RATES BY BEDROOM TYPE
BY ZONE, TORONTO CMA
OCTOBER 1993

ZONE	LOCATION	BACHELOR VACANCY RATE	1-BEDROOM VACANCY RATE	2-BEDROOM VACANCY RATE	3-BEDROOM VACANCY RATE	OVERALL ASSISTED VACANCY RATE OCT 1992	OCT 1993
1	Toronto (Central)	2.6	1.2	1.6	1.9	2.5	1.7
2	Toronto (East)	.8	1.5	1.4	1.1	1.5	1.2
3	Toronto (North)	.9	1.1	2.0	5.0	2.7	1.2
4	Toronto (West)	2.4	1.9	2.4	1.6	2.1	2.1
1-4	**Toronto City**	**2.0**	**1.4**	**1.7**	**1.7**	**2.2**	**1.7**
5	Etobicoke (South)	.0	.7	4.5	.5	.1	.9
6	Etobicoke (Central)	.0	.3	.1	.3	.4	.2
7	Etobicoke (North)	.4	2.4	2.6	1.3	.9	1.8
5-7	**Etobicoke City**	**.2**	**1.0**	**1.6**	**1.0**	**.6**	**1.1**
8	York City	.3	.6	1.0	.0	.8	.6
9	East York (Borough)	.0	.2	.0	.0	.4	.2
10	Scarborough (Central)	.5	.0	.4	.4	.6	.6
11	Scarborough (North)	.1	.4	.8	.3	.5	.5
12	Scarborough (East)	1.2	.6	.4	.5	.7	.6
10-12	**Scarborough City**	**.8**	**.6**	**.5**	**.4**	**.6**	**.6**
13	North York (Southeast)	.0	.3	.9	.2	.8	.4
14	North York (Northeast)	.0	.3	.3	.0	.7	.1
15	North York (Southwest)	.0	.1	.5	.0	.6	.2
16	North York (N. Central)	.0	.0	.0	.0	.3	.0
17	North York (Northwest)	2.9	3.1	1.8	3.5	1.6	2.6
13-17	**North York City**	**1.2**	**1.2**	**1.1**	**1.8**	**1.1**	**1.3**
1-17	**Metropolitan Toronto**	**1.3**	**1.1**	**1.2**	**1.2**	**1.3**	**1.2**
18	Mississauga (South)	*	2.2	1.9	.9	.6	1.9
19	Mississauga (Northwest)	*	1.6	1.5	.1	1.1	.9
20	Mississauga (Northeast)	.0	.8	.5	.3	.6	.5
18-20	**Mississauga City**	**1.3**	**1.3**	**1.0**	**.3**	**.7**	**.9**
21	Brampton (West)	.0	.6	1.0	.7	.3	.7
22	Brampton (East)	14.3	.3	.0	.0	.1	.1
21-22	**Brampton City**	**1.1**	**.5**	**.5**	**.4**	**.2**	**.5**
23	Oakville Town	*	.8	4.4	3.7	.4	2.4
24	Caledon	-	5.7	*	*	3.4	3.8
25	R. Hill, Vaughan, King	*	.3	3.3	.9	1.2	1.3
26	Aurora, Newm., Whit-St.	*	.0	1.9	3.5	1.3	1.6
27	Markham Town	-	.0	.0	.0	.2	.0
25-27	**York Region**	**.0**	**.1**	**1.9**	**1.8**	**1.0**	**1.1**
28	Pickering, Ajax	-	.4	.4	.0	.8	.2
29	Milton, Halton Hills	-	1.1	2.2	*	1.5	1.0
30	Orangeville	*	.0	.0	*	.5	.0
31	Bradford, W. Gwillimbury	-	.0	.0	*	.0	.0
18-31	**Remaining Toronto CMA**	**.8**	**.8**	**1.3**	**1.0**	**.8**	**1.0**
[illegible]	Toronto CMA	1.3	1.0	1.2	1.1	1.2	1.1

TORONTO CMA VACANCY RATES
PRIVATE APARTMENTS—SIX UNITS AND OVER
1983-1993

	1983		1984		1985		1986		1987		1988		1989		1990		1991		1992		1993	
	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct
[illegible]	1.1	.7	.6	.6	.5	.4	.4	.2	.3	.2	.3	.3	.3	.4	.7	1.1	1.8	1.8	2.3	2.2	2.4	2.0
[illegible]	1.5	.7	.6	.3	.4	.2	.1	.1	.0	.0	.0	.1	.0	.2	.2	.6	1.1	1.8	1.9	1.6	1.6	1.4
[illegible]	.5	.9	.8	.3	.3	.1	.1	.1	.0	.0	.1	.1	.1	.1	.4	.3	.7	1.4	1.2	1.9	1.5	1.8
[illegible]	.3	.1	.1	.2	.1	.1	.0	.1	.1	.0	.1	.0	.1	.0	.2	.2	.4	.5	.5	1.0	1.3	1.9
[illegible]	1.5	1.1	.3	.2	.2	.1	.1	.1	.0	.2	.1	.1	.1	.1	.3	.4	.7	1.7	1.4	1.7	2.7	2.3
[illegible]	.7	.6	.8	.4	.4	.2	.0	.0	.3	.0	.1	.1	.1	.1	.3	.5	.8	.9	1.3	1.5	2.0	1.3
METRO TORONTO	**.9**	**.8**	**.6**	**.4**	**.3**	**.2**	**.1**	**.1**	**.1**	**.1**	**.2**	**.1**	**.2**	**.2**	**.5**	**.6**	**1.1**	**1.4**	**1.6**	**1.8**	**2.0**	**1.8**
[illegible]	3.4	2.6	2.7	1.7	1.0	.8	1.0	.2	.2	.1	.3	.4	.3	1.1	2.2	2.2	3.7	2.8	2.6	3.1	2.4	2.1
[illegible]	3.6	3.0	1.5	3.1	3.2	2.7	1.0	.4	.1	.3	.3	.3	.3	.3	.8	1.1	2.5	4.2	4.5	4.0	2.2	1.5
[illegible]	N/A	N/A	N/A	N/A	1.3	.0	1.3	.0	.0	.0	.0	.0	.0	.0	1.3	.0	.0	1.7	5.4	4.2	5.0	3.6
[illegible]	1.0	.5	.5	.2	.4	.5	.3	.3	.3	.1	.3	.4	1.2	.8	.4	.6	1.2	.9	1.3	2.1	2.8	1.4
[illegible]	.5	.6	.4	.5	.0	.0	.4	.5	.0	.0	.2	.1	.0	.4	.1	.4	.0	.1	.1	.1	.2	.0
[illegible]	N/A	.3	.1	.0	.0	N/A	.1	.1	N/A	N/A	.2	.9	.1	.6	.3	2.0	2.3	3.4	2.1	2.2	2.1	1.9
[illegible]	.9	.3	1.0	.2	.1	.0	.0	.1	.0	.1	.0	.0	.0	.1	.1	.3	.7	.3	.2	.3	.3	.1
[illegible]	N/A	2.2	3.3	1.2	.8	.0	.1	.1	.0	.0	.1	.1	.7	3.4	3.3	7.3	12.8	9.3	5.9	7.3	8.1	8.1
[illegible]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.2	.1	.0	.5	.3	.2	.8	1.0	1.5	2.1	1.1	1.1
[illegible]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.1	.0	.0	.0	.0	.2	2.7	2.2	2.8	1.4	1.4	1.4
[illegible]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.3	.0	.0	.3	1.0	1.5	2.1	.3	2.5	3.5	3.5	1.1
TORONTO CMA	**1.2**	**1.0**	**.8**	**.6**	**.5**	**.4**	**.3**	**.1**	**.1**	**.1**	**.2**	**.2**	**.2**	**.3**	**.7**	**.9**	**1.5**	**1.7**	**1.9**	**2.0**	**2.1**	**1.9**

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JULY 1993
OCTOBER 1993

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANC RAT
Hamilton CMA *	40604	1020	2.5	43064	1163	2.7	3312	147	4.
Kitchener CMA *	25239	1107	4.4	26431	1143	4.3	4204	193	4
London CMA *	36937	1388	3.8	40439	1527	3.8	5398	193	3
Oshawa CMA *	10425	482	4.6	11162	514	4.6	1752	82	4.
Ottawa CMA (Ontario Part) *	57562	1015	1.8	61584	1092	1.8	9689	77	[illegible]
St. Catharines CMA *	13975	692	4.9	16795	830	4.9	1101	51	4.
Sudbury CMA *	8080	275	3.4	10293	390	3.8	1020	26	2.
Thunder Bay CMA *	4332	105	2.4	5370	143	2.7	355	1	[illegible]
Toronto CMA *	283646	5298	1.9	294814	5779	2.0	8756	142	1
Windsor CMA *	12431	288	2.3	14318	386	2.7	619	8	1
Sub-Total CMAs	**493231**	**11670**	**2.4**	**524270**	**12967**	**2.5**	**36206**	**920**	**2.**
CAs 50,000+ Population									
Barrie CA *	2821	47	1.7	3226	53	1.6	343	10	2
Belleville CA *	5290	151	2.9	6052	180	3.0	112	0	[illegible]
Brantford CA *	3733	166	4.5	4589	193	4.2	763	20	2
Cornwall CA *	2090	89	4.3	3408	150	4.4	48	5	10
Guelph CA *	6406	164	2.6	6756	173	2.6	1245	3	[illegible]
Kingston CA *	9528	235	2.5	11168	280	2.5	423	18	4
North Bay CA *	2304	133	5.8	3262	173	5.3	485	17	3
Peterborough CA *	4016	197	4.9	4967	241	4.9	358	9	2
Sarnia CA *	5007	306	6.1	5508	364	6.6	1101	79	7.
Sault Ste. Marie CA *	4009	93	2.3	4815	115	2.4	215	5	2
Sub-Total CAs 50,000+	**45204**	**1581**	**3.5**	**53751**	**1922**	**3.6**	**5093**	**166**	**3**

(continued) ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1993
OCTOBER 1993

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Bracebridge Town	231	8	3.5	268	11	4.1	**	**	**
Brockville CA	2079	51	2.5	2390	59	2.5	46	2	4.3
Chatham CA *	2887	158	5.5	3915	184	4.7	93	3	3.2
Cobourg CA	791	26	3.3	840	27	3.2	28	0	.0
Collingwood CA	505	17	3.4	669	32	4.8	47	5	10.6
Dunnville Town	67	0	.0	82	0	.0	**	**	**
Elliot Lake CA	1414	284	20.1	1430	288	20.1	632	270	42.7
Haileybury CA	203	12	8.4	367	23	7.5	**	**	**
Haldimand Town	296	2	.7	323	2	.6	**	**	**
Hawkesbury CA	432	11	2.6	649	24	3.7	**	**	**
Huntsville Town	218	16	7.3	292	21	7.2	**	**	**
Kapuskasing CA	324	71	22.1	605	105	17.3	**	**	**
Kenora CA	222	14	6.3	314	16	5.1	**	**	**
Kirkland Lake CA	487	106	21.7	942	167	17.8	**	**	**
Leamington CA *	1142	72	6.3	1239	77	6.3	29	2	6.9
Lindsay CA	1104	19	1.7	1372	28	2.1	**	**	**
Midland CA	896	50	5.6	1128	67	6.0	50	0	.0
Nanticoke City	107	5	4.7	147	6	4.4	**	**	**
Orillia CA	1090	25	2.3	1602	49	3.0	264	36	13.6
Owen Sound CA	1339	68	5.0	1779	110	6.2	**	**	**
Pembroke CA (Ontario Part)	698	2	.3	946	2	.2	**	**	**
Port Hope Town	305	21	6.9	313	21	6.7	**	**	**
Simcoe CA	359	15	4.2	543	19	3.6	44	0	.0
Stratford CA	1686	30	1.8	1928	36	1.9	111	0	.0
Strathroy Town	359	29	8.1	427	32	7.5	54	1	1.9
Tillsonburg CA	717	20	2.8	836	26	3.1	51	0	.0
Timmins CA	900	82	9.1	1585	135	8.5	213	9	4.2
Wallaceburg CA	383	28	7.3	470	34	7.3	98	1	1.0
Woodstock CA *	1565	85	5.5	1885	97	5.2	818	49	6.0
Sub-Total CA's etc. 10,000 to 50,000 Population	**22806**	**1327**	**5.8**	**29286**	**1698**	**5.8**	**2578**	**378**	**14.7**
Sub-Total All CAs etc.	**68010**	**2908**	**4.3**	**83037**	**3620**	**4.4**	**7671**	**544**	**7.1**
TOTAL Ontario	**561241**	**14578**	**2.6**	**607307**	**16587**	**2.7**	**43877**	**1464**	**3.3**

* [illegible]

** [illegible] t be released where obtained from 5 or fewer structures

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

1984 APR	OCT	1985 APR	OCT	1986 APR	OCT	1987 APR	OCT	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	OCT	1992 APR	OCT	1993 APR	OCT	
.1	.1	.0	.2	.4	.0	.1	.2	1.9	.2	.0	.1	1.8	2.1	2.7	3.1	2.4	1.1	2.8	1.7	Barrie
***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	.5	1.2	1.2	2.3	1.5	1.8	1.5	1.6	2.9	Belleville
2.5	1.5	1.0	.4	.5	.3	.1	.2	.4	.4	.5	.3	.5	.7	1.9	2.5	1.7	2.7	2.0	4.5	Brantford
13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	5.6	7.1	5.9	Calgary*
1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	7.5	6.5	6.9	Chicoutimi-Jonquiere*
1.0	.6	1.2	2.8	1.3	1.2	.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	5.4	4.7	4.3	Cornwall
11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	5.5	6.4	Edmonton*
.3	2	.6	.1	.4	.1	.0	.2	.1	.1	.0	.1	.2	1.1	.3	.5	1.7	2.5	3.0	2.6	Guelph
.9	.4	.7	.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	5.9	7.1	6.5	Halifax*
.9	.5	.4	.4	.5	.3	.3	.3	.3	.4	.4	.5	.7	1.2	1.3	1.4	2.2	2.1	2.7	2.5	Hamilton*
.1	.1	7	1.3	1.8	1.3	1.7	1.1	1.2	.4	.9	.3	.9	.8	1.1	1.6	2.5	1.8	3.3	2.5	Kingston
7	.6	.4	.4	.4	.2	.4	.2	.5	.4	.5	.6	1.3	1.3	4.9	4.4	4.2	4.4	5.4	4.4	Kitchener*
2.4	1.0	.9	.4	.5	.7	1.0	1.0	.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	3.4	3.7	3.8	London*
2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	8.4	6.7	8.2	Montreal*
5	.3	4	.2	.3	.7	1.1	.4	.4	1.4	1.5	.4	1.7	.1	.8	.7	3.5	2.6	7.2	5.8	North Bay
1.5	.3	1	.1	.2	.2	.1	.3	.3	.4	.2	.7	1.5	1.6	3.7	3.4	4.5	6.1	5.6	4.6	Oshawa*
3	4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	1.8	2.1	2.4	Ottawa-Hull*
3	.3	9	.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	.5	1.1	7	1.3	1.3	1.7	1.8	Ottawa*
7	8	2.5	4.3	6.0	8.2	7.	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	3.8	3.8	5.1	Hull*
4	.4	.6	.4	1.5	1.1	.9	.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	3.1	3.5	4.9	Peterborough
3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	6.7	5.3	6.2	Quebec City*
2.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	4.6	3.5	Regina*
1.0	.8	.6	.3	.7	.8	1.0	.5	1.2	1.0	1.1	.9	1.6	1.9	2.6	2.7	2.7	3.4	5.2	4.9	St. Catharines-Niagara*
4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	6.4	8.0	6.6	St. John*
4.7	1.8	3.7	2.0	7.5	4.9	9.	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	5.7	7.8	9.1	St. John's*
3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	4.2	4.5	6.1	Sarnia
4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.	10.2	8.	10.2	7.5	8.1	6.0	7.7	4.4	6.8	2.7	Saskatoon*
2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	.5	.3	.2	.2	.7	.8	1.5	1.7	2.2	1.9	2.7	2.3	Sault Ste. Marie
***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.	10.5	9.	10.7	9.3	10.0	8.9	8.4	Sherbrooke*
9	.8	1.0	.6	1.0	.9	1.1	1.0	1.2	.3	.8	.3	.5	.7	.9	.5	2.2	2.8	5.2	3.4	Sudbury*
1.4	.4	.4	.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	.6	1.4	.9	1.2	.7	1.7	2.4	3.2	2.4	Thunder Bay*
8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	.9	1.5	1.7	1.9	2.0	2.0	1.9	Toronto*
2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	7.4	7.1	7.0	Trois Rivieres*
2.4	2.2	2.8	2.2	.9	.9	2.3	1.1	1.0	.4	.5	.4	.9	.9	2.3	2.2	2.8	1.6	2.0	1.1	Vancouver*
3.7	2.2	3.3	1.9	2.4	.6	1.1	.4	1.0	.3	.7	.2	.7	.3	1.4	.9	2.7	1.5	2.0	1.8	Victoria*
1.0	.7	7	.7	.5	1.0	1.1	.7	1.1	.8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	3.0	2.7	2.3	Windsor*
1.0	.8	9	9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	5.9	6.1	5.7	5.8	Winnipeg*
2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	3.3	3.8	4.4	4.4	4.8	4.5	4.8	TOTAL (CMA's only)

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY AND PUBLICLY INITIATED), SELECTED AREAS IN CANADA

1983 APR	OCT	1984 APR	OCT	1985 APR	OCT	1986 APR	OCT	1987 APR	OCT	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	1992 OCT	1993 OCT	
.4	.0	.1	.1	.0	.2	.4	.0	.1	.2	1.7	.2	.0	.2	1.8	2.5	4.0	3.1	2.5	Barrie
***	***	***	***	***	***	***	***	1.1	.9	1.2	1.0	.9	.4	1.0	1.1	2.0	1.3	2.4	Belleville
1.4	2.1	1.9	1.3	.9	.6	.4	.3	.1	.1	.3	.3	.4	.3	.7	.7	1.5	2.1	3.4	Brantford
11.1	11.7	13.4	10.1	7.7	3.7	3.9	4.4	5.3	4.3	3.9	2.4	2.0	1.4	2.6	2.0	3.8	5.1	5.3	Calgary*
2.5	2.2	1.6	1.3	1.4	2.5	2.9	6.7	6.5	7.8	5.2	5.5	3.7	3.9	2.6	4.7	4.2	5.7	5.5	Chicoutimi-Jonquiere*
1.9	.7	.5	.5	.8	1.6	.9	.8	.6	1.3	1.0	2.2	1.5	2.3	2.4	3.0	3.9	3.7	3.1	Cornwall
7.3	9.2	11.2	9.7	7.9	4.9	5.1	4.6	5.8	5.8	6.8	4.5	3.8	2.4	2.8	2.0	3.5	3.8	6.1	Edmonton*
1.8	.4	.3	.2	.8	.2	.5	.2	.0	.2	.1	.1	.0	.1	.2	1.0	.3	2.2	2.2	Guelph
1.9	.8	.8	.4	.7	.6	1.9	2.3	3.8	4.2	4.2	4.1	4.3	3.5	4.5	3.9	4.3	6.5	7.0	Halifax*
1.3	.9	.8	.7	.5	.5	.7	.6	.2	.5	.4	.5	.4	.4	.7	1.1	1.3	2.2	2.9	Hamilton*
1.0	.1	.2	.1	.6	1.1	1.5	1.2	1.5	1.0	1.1	.4	.8	.3	.8	.8	1.2	1.7	2.5	Kingston
2.0	.9	.6	.6	.4	.4	.4	.2	.4	.2	.4	.4	.5	.5	1.2	1.3	4.4	4.0	4.0	Kitchener*
3.1	2.5	2.2	1.0	.9	.4	.6	.6	.9	.9	.8	1.9	2.8	2.5	2.9	2.6	3.7	3.2	3.5	London*
2.6	3.1	2.5	2.4	1.9	1.6	1.3	1.8	1.6	3.4	3.8	3.8	3.6	4.7	4.5	5.6	5.3	7.8	7.6	Montreal*
.6	.4	.4	.2	.3	.1	.2	.5	.8	.3	.3	1.0	1.1	.4	1.2	.1	.6	1.8	3.8	North Bay
1.1	1.3	1.3	.3	.1	.1	.2	.2	.1	.3	.2	.3	.2	.6	1.2	1.3	3.1	5.1	4.0	Oshawa*
.3	.3	.3	.3	1.0	1.2	2.0	2.6	2.6	2.7	2.7	1.9	2.0	1.6	2.0	1.1	1.7	1.6	2.1	Ottawa-Hull*
.2	.2	.2	.3	.8	.7	1.3	1.7	1.8	1.4	1.7	1.5	1.8	1.3	1.8	.4	.9	1.2	1.5	Ottawa*
.6	.5	.6	.7	2.1	3.5	4.8	6.4	6.2	8.6	6.1	3.9	3.0	2.7	3.2	3.8	4.8	3.4	4.5	Hull*
1.5	.7	.3	.3	.4	.3	1.2	.9	.9	.4	2.5	1.7	1.7	.9	1.3	1.8	2.0	2.4	3.8	Peterborough
3.3	4.6	2.8	1.6	1.1	1.4	1.3	2.7	2.6	4.8	4.5	4.5	3.7	3.9	3.7	5.3	4.1	6.1	5.3	Quebec City*
2.5	1.9	2.8	1.6	3.5	2.7	4.6	2.9	3.5	2.2	4.2	4.7	7.1	5.5	6.5	4.4	4.8	3.1	3.1	Regina*
2.6	.9	.9	.8	.6	.3	.6	.7	.9	.5	1.0	.8	1.0	.7	1.4	1.7	2.2	3.0	4.0	St. Catharines-Niagara*
3.3	3.2	3.8	3.8	3.8	2.5	4.6	4.4	5.0	4.3	3.7	3.4	3.7	2.4	2.1	2.9	3.8	5.5	6.0	St. John*
4.0	3.5	3.8	1.5	2.9	1.6	5.8	3.9	7.2	7.8	8.5	7.0	6.0	4.0	4.0	1.3	4.0	4.5	7.5	St. John's*
1.8	2.6	3.1	2.6	2.6	2.2	4.1	5.7	5.6	5.8	4.3	2.6	2.3	2.3	2.5	2.2	2.3	3.7	5.4	Sarnia
3.1	2.1	4.3	1.2	3.2	2.3	5.0	2.6	4.1	4.0	7.6	7.8	9.1	7.9	9.1	6.9	7.3	4.0	2.4	Saskatoon*
6.2	5.1	2.1	1.3	1.4	.8	1.7	3.8	3.7	2.3	.5	.3	.3	.2	.6	.7	1.3	1.6	1.7	Sault Ste. Marie
***	***	***	***	***	***	***	***	4.4	6.1	6.0	7.9	7.1	8.9	7.3	9.9	9.1	9.6	7.7	Sherbrooke*
1.5	.4	.7	.6	.8	.5	.9	.7	.8	.8	.9	.4	.6	.2	.4	.5	.8	2.2	2.7	Sudbury*
1.0	.3	1.0	.3	.3	.4	.7	1.6	2.2	1.6	1.5	.9	1.2	.4	.9	.6	.8	1.7	1.7	Thunder Bay*
1.1	.8	.8	.6	.6	.4	.4	.1	.2	.1	.2	.1	.2	.3	.6	.7	1.3	1.8	1.7	Toronto*
4.0	3.8	2.3	1.9	2.0	1.8	2.3	5.8	5.5	8.0	6.2	5.6	5.2	5.0	5.4	7.2	7.1	7.2	6.3	Trois Rivieres*
2.4	1.2	2.1	2.1	2.6	2.1	.8	.9	2.1	1.0	.9	.4	.4	.4	.8	.8	2.0	1.4	1.0	Vancouver*
2.6	1.1	3.5	2.1	3.0	1.8	2.3	.6	1.0	.3	1.0	.3	.6	.2	.7	.3	1.3	1.4	1.6	Victoria*
2.5	1.7	1.1	.9	.7	.7	.5	.8	1.0	.5	.9	.6	.9	.9	1.8	1.8	3.0	2.6	2.0	Windsor*
1.3	.9	1.0	.8	.8	.9	1.1	1.5	1.8	2.5	2.7	3.9	4.2	6.0	5.3	5.9	3.5	5.9	5.8	Winnipeg*
2.5	**2.5**	**2.5**	**2.1**	**1.9**	**1.4**	**1.4**	**1.6**	**1.8**	**2.2**	**2.5**	**2.3**	**2.3**	**2.5**	**2.7**	**3.0**	**3.4**	**4.3**	**4.3**	**TOTAL (CMA's only)**

NOTE: Publicly Initiated units were not surveyed in October 1991, April 1992, or April 1993.

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PUBLICLY INITIATED), SELECTED AREAS IN CANADA

1983 APR	OCT	1984 APR	OCT	1985 APR	OCT	1986 APR	OCT	1987 APR	OCT	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	1992 OCT	1993 OCT	
***	***	***	***	***	***	***	***	.0	.0	.0	.0	.0	.4	1.9	3.8	8.9	6.4	3.9	Barrie
***	***	***	***	***	***	***	***	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	.0	Belleville
***	***	.1	.9	.6	1.2	.0	.0	.0	.0	.1	.0	.1	.4	1.1	.8	.5	.4	.2	Brantford
6.0	7.3	9.7	13.4	13.	10.2	9.3	8.1	5.0	4.6	4.3	2.9	3.7	2.5	1.2	1.7	1.1	1.8	1.9	Calgary*
.0	1.9	.8	.4	.4	1.0	.6	1.6	1.1	1.7	.9	.5	.3	1.1	.4	1.4	.6	1.3	2.2	Chicoutimi-Jonquiere*
***	***	.0	.3	.4	.0	.4	.2	.0	1.5	.0	1.6	1.2	.9	.6	.9	1.0	.3	.7	Cornwall
4.9	4.8	8.8	11.9	13.2	10.5	11.1	9.5	8.2	7.5	6.7	5.5	5.7	4.9	4.4	3.7	3.9	1.9	3.4	Edmonton*
***	***	.5	.2	3.2	1.2	1.3	1.0	.0	.1	.0	.0	.0	.0	.0	.0	.0	.0	.1	Guelph
.9	.2	.4	.7	.6	.4	1.6	2.4	2.8	3.1	1.8	3.3	4.2	4.4	6.1	5.6	5.2	9.6	9.6	Halifax*
1.5	1.9	.7	1.4	1.2	1.0	2.0	2.2	.1	1.4	1.0	.8	.4	.1	.6	.7	1.1	2.9	5.0	Hamilton*
***	***	.4	.0	.1	.2	.0	.6	.4	.5	.6	.3	.5	.1	.1	.7	1.3	1.1	2.6	Kingston
.3	.6	.2	.1	.1	.2	.0	.1	.0	.0	.1	.0	.1	.0	.1	1.1	.9	1.0	1.5	Kitchener*
1.2	.1	.3	.7	1.2	.7	.9	.1	.2	.1	.1	.0	.0	.2	.4	.1	.3	1.3	1.0	London*
2.1	2.3	2.0	1.8	1.4	1.3	1.4	1.8	.6	1.2	2.4	1.9	1.6	2.0	3.9	2.5	2.7	3.4	3.3	Montreal*
***	***	.0	.0	.0	.0	.0	.0	.0	.0	.2	.0	.0	.3	.0	.3	.2	.1	.0	North Bay
.1	.1	.0	.0	.1	.0	.0	.1	.0	.0	.1	.0	.0	.1	.1	.2	.6	1.2	2.0	Oshawa*
.1	.1	.1	.1	.5	.5	.5	.3	.4	.5	.5	.9	.9	1.3	.9	.7	.7	.9	.7	Ottawa-Hull*
.0	.1	.0	.0	.3	.3	.4	.1	.2	.1	.4	.7	.8	1.4	1.0	.3	.3	.6	.4	Ottawa*
.2	.0	.2	.3	1.0	.9	1.0	.8	.9	1.6	1.2	1.3	1.2	.9	.5	2.1	2.2	1.9	2.0	Hull*
***	***	.0	.0	.0	.0	.2	.3	1.0	.0	.7	.3	.9	.4	.1	.3	.2	.5	.5	Peterborough
.3	.1	.3	.1	.1	.3	.3	.3	.4	.5	.9	1.2	2.1	.9	1.2	1.7	1.5	2.4	.8	Quebec City*
1.6	.0	1.5	.3	1.5	.8	.7	.5	.4	.3	1.0	1.3	2.3	1.0	1.2	1.1	1.0	1.0	1.3	Regina*
.6	.3	.4	.5	.2	.1	.1	.2	.0	.3	.2	.2	.6	.3	.6	.7	.6	1.7	1.1	St. Catharines-Niagara*
1.2	1.0	1.6	1.5	2.4	1.1	3.3	3.4	3.9	4.6	3.4	3.2	2.2	.5	1.5	1.9	2.5	3.1	4.5	St. John*
.0	.9	.1	.3	.2	.4	.1	.2	.7	.2	1.1	1.7	1.3	1.4	1.6	.5	1.2	1.2	.4	St. John's*
***	***	.0	.0	.0	.5	.3	.0	.4	1.2	.7	.0	.0	.0	.6	.0	.0	.0	.1	Sarnia
.6	.1	.2	1.5	.7	.5	.0	.9	.2	2.1	.3	.5	1.4	.9	1.1	2.4	1.3	1.3	.6	Saskatoon*
***	***	1.8	.8	1.0	.1	1.3	2.1	.4	1.4	.5	.2	.7	.2	.4	.1	.5	.9	.0	Sault Ste. Marie
***	***	***	***	***	.0	.1	.1	.1	1.5	.2	2.2	2.7	5.0	3.3	4.7	3.2	6.1	3.2	Sherbrooke*
.5	.0	.1	.3	.3	.0	.7	.2	.2	.3	.1	.4	.0	.0	.0	.1	.2	.3	.5	Sudbury*
.2	.1	.1	.1	.0	.0	.0	.0	.1	.4	.1	.2	.7	.0	.0	.0	.1	.4	.4	Thunder Bay*
.4	.3	.7	.8	.8	.7	.6	.1	.2	.0	.0	.1	.0	.1	.2	.2	.6	1.2	1.1	Toronto*
.0	.0	.3	.1	.1	.3	.0	.4	1.1	1.1	1.7	2.4	2.0	1.9	.9	2.1	4.4	6.1	3.1	Trois Rivieres*
1.4	.5	.5	1.7	.8	1.1	.4	.4	.9	.4	.5	.4	.2	.2	.2	.5	.7	.4	.5	Vancouver*
.7	.8	.4	.3	.2	.7	.9	.7	.6	.1	.9	.3	.2	.1	.0	.3	.4	.6	.5	Victoria*
1.7	.7	1.3	1.6	.7	.5	.6	.5	.6	.1	.4	.1	.7	.8	.7	.7	1.2	1.8	1.2	Windsor*
.9	1.1	1.0	1.1	.6	.8	.9	1.0	.8	1.2	1.8	2.4	2.5	3.8	3.8	3.7	4.4	5.2	5.7	Winnipeg*
1.1	1.0	1.3	1.6	1.5	1.3	1.3	1.2	.9	.9	1.1	1.0	1.1	1.1	1.4	1.3	1.5	2.1	2.0	TOTAL (CMA's only)

NOTE: Publicly initiated units were not surveyed in October 1991, April 1992, or April 1993.

TORONTO CMA ZONE BOUNDARIES

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10, 40-58, 93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353, 369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307, 321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310, 317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St	Etobicoke Creek	Lake Ontario	City Limit	500-515, 540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St	City Limit	516,550
[illegible]	[illegible] (Northeast)	[illegible]	[illegible]	Dundas St	Credit River	[illegible]

Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIM-BURY
EAST GWILLIMBURY
UXBRIDGE
NEW-MARKET
AURORA
WHITCHURCH-STOUFFVILLE
ORANGEVILLE
KING
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
AJAX
BRAMPTON
HALTON HILLS
North York
METROPOLITAN
Scarborough
Etobicoke
York
Toronto
E. York
TORONTO
MISSISSAUGA
MILTON
OAKVILLE
N
Lake Ontario
0 6 12 km
0 4 8 mi.

TORONTO CMA

CMHC SCHL
Helping to house Canadians

April 1994

Toronto CMA

RENTAL MARKET REPORT

NHA 6231

HIGHLIGHTS OF THE APRIL 1994 RENTAL MARKET SURVEY Toronto CMA

- The vacancy rate in April 1994 was 1.8% for privately initiated rental apartments with three or more units in the Toronto CMA.

- This is down from the 2.2% peak in October 1992 and the 2.0% recorded in October 1993.

- Toronto's 1.8% vacancy rate is the second lowest vacancy rate for Metropolitan Areas in Canada.

- Vacancy rates in Census Metropolitan Areas (CMAs) in Canada were lowest in Vancouver (1.4%), Toronto (1.8%), and Ottawa (2.5%). Canada's highest vacancy rate was recorded in St. John's (10.6%).

- In the last six months, the number of rental housing completions has fallen below the level of demand, which has caused a shortfall in supply, and reduced the vacancy rate.

- The vacancy rate is forecast to fall to 1.7% in October 1994.

June 1994

CMHC RENTAL MARKET SURVEY — Toronto CMA

APRIL 1994

We are pleased to provide you with the results of our semi-annual Rental Market Survey for the Toronto Census Metropolitan Area (CMA).

The rental universe surveyed includes buildings containing three or more self-contained units and row structures. Only privately initiated rental structures were surveyed in the April 1994 survey.

Vacancy rates for privately initiated units were recorded in the April 1994 survey for the Toronto CMA.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 789-8707.

J.A. Jarvis
Manager
Toronto Branch

VACANCY RESULTS

After peaking in October 1992, the vacancy rate has begun a slow decline in the Toronto Census Metropolitan Area (CMA). In April 1994, the vacancy rate was 1.8%, down from 2.0% recorded in October 1993, and the 2.1% recorded a year ago. Most submarkets within the Toronto CMA recorded no change or a slight decline in vacancy rates over the past six months.

The 1.8% rate means that of every 1000 privately initiated rental apartments in structures of three or more units, 18 were vacant and available for rent. Out of a total supply of 298,340 private rental apartments, 5,472 were vacant and available for immediate rental during the survey period of April 4th to April 15th, 1994.

In most submarkets within the Toronto CMA, the vacancy rate has remained stable or has fallen slightly. Vacancy rates within Metropolitan Toronto range from 1.4% in Scarborough—the lowest of the six municipalities—to 2.1% in the cities of Toronto and Etobicoke.

Outside of Metro Toronto, vacancy rates fell in Mississauga, Brampton, Ajax/Pickering, Newmarket, and Aurora. Vacancy rates in Markham (0.1%) and Vaughan (0.2%) continue to be the lowest in the Toronto CMA as well as some of the lowest in the country.

The following is a list of the vacancy rates for privately initiated apartment structures of three or more units within the Toronto CMA:

VACANCY RATES IN THE TORONTO CMA
PRIVATE APARTMENTS — THREE UNITS AND OVER
APRIL 1993-1994

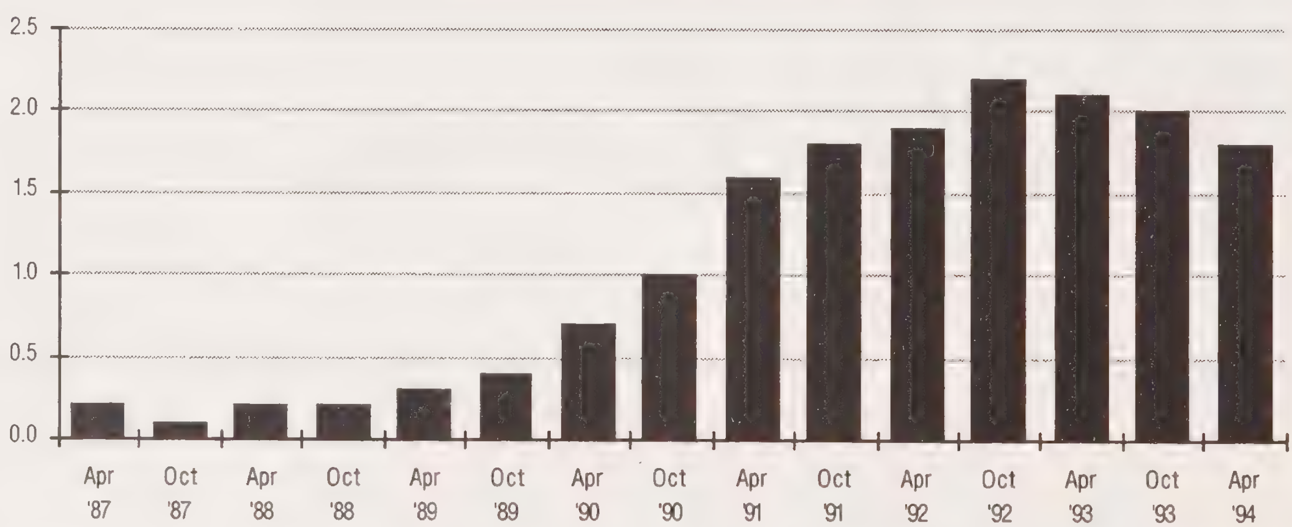
Municipality/Area	April 1993	October 1993	April 1994
Toronto (City)	2.4%	2.1%	**2.1%**
Etobicoke	2.7%	2.5%	**2.1%**
York (City)	2.0%	1.8%	**1.6%**
East York	1.3%	2.0%	**1.9%**
Scarborough	1.6%	1.4%	**1.4%**
North York	1.5%	1.8%	**1.7%**
Metropolitan Toronto	**2.0%**	**1.9%**	**1.8%**
Mississauga	2.4%	2.2%	**2.0%**
Brampton	2.2%	1.5%	**1.0%**
Oakville	2.8%	1.4%	**1.4%**
Markham	0.2%	0.0%	**0.1%**
Richmond Hill/Vaughan	0.3%	0.2%	**0.2%**
Aurora/Newmarket	2.1%	2.1%	**1.4%**
York Region	0.9%	0.9%	**0.6%**
Ajax/Pickering	8.1%	8.0%	**6.2%**
Toronto CMA	**2.1%**	**2.0%**	**1.8%**

Vacancy rates by bedroom type have shown some change over the past six months. Bachelor and 3-bedroom units have tended to show the highest vacancy rates—these rates have declined the most. Landlords have responded to market conditions and have increased their marketing efforts. Over the last six months, 1-bedroom and 2-bedroom units have shown little change.

VACANCY RATES BY BEDROOM TYPE — HISTORICAL COMPARISON
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1994

SURVEY DATE	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
1987 — APRIL	.5	.1	.2	.1	.2
OCTOBER	.2	.1	.1	.1	.1
1988 — APRIL	.3	.2	.2	.2	.2
OCTOBER	.3	.2	.2	.4	.2
1989 — APRIL	.3	.2	.2	.3	.3
OCTOBER	.6	.4	.4	.5	.4
1990 — APRIL	.7	.6	.7	.8	.7
OCTOBER	1.4	.8	.9	1.4	1.0
1991 — APRIL	2.4	1.4	1.6	2.3	1.6
OCTOBER	2.7	1.5	1.9	2.1	1.8
1992 — APRIL	3.3	1.8	1.7	2.2	1.9
OCTOBER	3.2	1.9	2.1	3.1	2.2
1993 — APRIL	3.7	2.0	1.7	2.9	2.1
OCTOBER	3.2	1.9	1.6	2.8	2.0
1994 — APRIL	2.6	1.9	1.5	2.3	1.8

TORONTO CMA VACANCY RATES, 1987-1994
Private Apartments - Three Units And Over



ANALYSIS OF VACANCIES AND RENTS BY AGE OF STRUCTURE

Flux in the market has made the rental housing business very competitive. In order to keep units rented, owners and property managers have had to study the competition and to know where their building fits in today's market.

Analysis of vacancy rates by age of structure confirm that the private rental market is becoming more competitive. Vacancy rates tend to be highest in newer buildings (built after 1975), as well as older buildings (built before 1940). In newer and older buildings, vacancy rates have been reduced over the past six months. These rates have also been reduced over the past 3 years. For buildings built between 1940 and 1974, vacancy rates have remained stable or have risen slightly.

In October 1993, this information was supported by corresponding rent information. "Middle-aged" buildings (built between 1940-1974) had the lowest vacancy rates and the largest increases in rents. Landlords responded by limiting rent increases, or even reducing rents. This resulted in a leveling of the vacancy distribution. It is expected that similar results will be achieved when rents are surveyed in the October 1994 survey.

VACANCY RATES BY AGE OF STRUCTURE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA

COMPLETION	ALL TYPES		BACHELOR		1-BEDROOM		2-BEDROOM		3-BEDROOM	
DATE	OCT 1993	APR 1994	OCT 1993	APR 1994	OCT 1993	APR 1994	OCT 1993	APR 1994	OCT 1993	APR 1994
BEFORE 1940	3.4%	3.1%	5.9%	2.9%	3.1%	3.0%	2.3%	2.6%	2.1%	7.4%
1940 - 1959	1.9%	1.9%	3.2%	3.2%	1.8%	1.8%	1.6%	1.7%	2.1%	1.2%
1960 - 1974	1.3%	1.4%	1.9%	2.2%	1.6%	1.7%	.9%	.9%	1.5%	1.3%
1975 - 1984	3.7%	3.0%	3.9%	2.3%	2.7%	1.9%	3.4%	3.1%	6.3%	5.2%
AFTER 1984	3.0%	2.9%	4.5%	2.6%	3.4%	4.0%	3.0%	2.6%	1.9%	2.0%

RENTAL HOUSING DEMAND

Rental demand has been increasing at approximately 6,000-7,000 units per year and is expected to expand gradually during the next decade. Factors such as an increasing number of immigrants and an economic recovery which will lead to the formation of additional households should help bolster rental demand in the coming years.

Immigration continues to fuel demand for rental housing. Net migration has been creating new households which has been been positive for the market, and has contributed to the declining vacancy rate.

The improving economy should also lead to increasing demand as additional households are created and job growth increases. However, at this time, unemployment continues to be high in Toronto, with people in the 20-34 age group being most affected. Unemployment has increased the demand for assisted housing, but has temporarily slowed household formation, and has also kept some potential homebuyers from moving from rental to homeownership. Although many renters have taken advantage of lower interest rates and lower prices in the past year, recent hikes in interest rates have caused some potential home purchasers to be priced out of the market or have delayed their plans to purchase a home.

In addition to unemployment levels, demographics are also limiting demand. The 20-34 year old age group which traditionally rents and is currently moving through Toronto's demographic profile is smaller than in the late 1980's. This should offset some of the strength of rental demand created by an economic recovery and immigration.

NEW HOUSING SUPPLY

There has been a notable increase in the private rental universe of apartments with 3 or more units. This has occurred primarily because of the some rental housing initiation type conversions and not because of new units added to the supply.

The growth in the supply of housing has been a key factor in the declining vacancy rate in the Toronto CMA. In 1992 and 1993, supply exceeded demand as 14,627 units were completed. Demand over this time has been about 12,000-14,000 units. However, conversions of rented condominiums have offset this addition to the supply which has allowed the vacancy rate to decline.

In the first four months of 1994, only 844 units have been completed, and in April 1994 less than 5,000 units were under construction. There are also fewer pending starts, particularly for assisted rental units, in comparison to the last two years. As a result of fewer completions, the vacancy rate has fallen recently.

Regionally, rental housing completions have remained strongest in Metro Toronto, where the majority of assisted rental housing has been built. In 1993, all regional municipalities have shown a decline in the number of assisted rental completions compared with 1992, except for Metro Toronto which doubled over the same period. It is evident that assisted rental completions will be much lower in 1994, due to a slowdown in commitments for new projects.

Other types of housing completions are down. Freehold completions were down slightly in the Toronto CMA while condominium completions were down over 60%. However, the standing inventory of completed and unsold condominiums in April 1994 was approximately 1,000 units, the lowest level since March 1989. With only less than a year's supply on the market and depending upon the number of resales which may surface, the condominium market may experience some new life for low and medium rise projects in 1995.

HOUSING COMPLETIONS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, JANUARY 1985 - APRIL 1994

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-DECEMBER 1985	15594	704	1943	1640	19881
JANUARY-DECEMBER 1986	21038	2289	1565	2169	27061
JANUARY-DECEMBER 1987	27929	6389	646	1560	36524
JANUARY-DECEMBER 1988	25050	5123	2276	1793	34242
JANUARY-DECEMBER 1989	19394	14324	2698	2981	39397
JANUARY-DECEMBER 1990	12114	10868	2620	2334	27936
JANUARY-DECEMBER 1991	10985	9074	1514	4430	26003
JANUARY-DECEMBER 1992	11573	4262	524	6043	22402
JANUARY-DECEMBER 1993	10360	1407	363	7697	19827
JANUARY-APRIL 1994	2728	810	2	842	4382

The outlook for rental housing supply in 1994 is expected to be weak. Less than 4,000 rental units will be started in 1994, which is less than half the starts recorded only 2 years ago. In the Toronto CMA, assisted rental starts have slowed considerably while the number of private rental starts continues to be negligible.

From 1992 to 1993, total housing starts were down in all regional municipalities except for Halton Region. Total housing starts were:

- down 25% in the Toronto CMA;
- down 52% in Metro Toronto;
- down 24% in Peel Region;
- down 27% in Durham Region;
- down 1% in York Region; and
- up 22% in Halton Region;

In Metro, the decline in total housing starts can be attributed to declines in condominium, and private and assisted rental units. Freehold starts in Metro have remained stable over the last three years.

Peel Region has registered a decline in freehold, and private and assisted rental units. Condominium starts have improved in the last year, mainly due to the construction of lowrise, medium density condominium projects aimed at first time homebuyers.

Durham Region has shown a significant decline in the number of assisted rental starts. This has been in response to a higher vacancy rate, as the Oshawa CMA vacancy rate peaked at 6.1% in October 1992 and currently stands at 4.1%. Freehold starts are down slightly while there has been a small number of condominium starts which were solely townhouse projects.

There has been a significant increase in the number of condominium starts in York Region, which can be attributed to ownership townhouse projects being offered to first time buyers. All other types of housing have shown declines or insignificant changes.

A substantial increase in the number of total starts in Halton Region can be attributed to freehold activity. New subdivisions in Oakville, Burlington, and Georgetown, some of which has been first time buyer product but also some which has been move up product, have been successes in Halton Region over the past year. Rental activity has remained stable while the number of condominium units has declined.

HOUSING STARTS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, JANUARY 1985 - APRIL 1994

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-DECEMBER 1985	19694	2765	2152	2667	27278
JANUARY-DECEMBER 1986	25380	5709	1509	1033	33631
JANUARY-DECEMBER 1987	29849	12488	1789	2392	46518
JANUARY-DECEMBER 1988	20840	12834	2684	2433	38791
JANUARY-DECEMBER 1989	17664	13077	1496	2947	35184
JANUARY-DECEMBER 1990	8032	6367	1840	2484	18723
JANUARY-DECEMBER 1991	10684	2208	198	5724	18814
JANUARY-DECEMBER 1992	10711	1218	589	8252	20770
JANUARY-DECEMBER 1993	9562	1917	291	3867	15637
JANUARY-APRIL 1994	2864	285	11	1232	4392

THE ECONOMY

Toronto employment has remained very low and troughed in the spring of 1994. Low employment levels have increased demand of rental accommodation for those who have lost their jobs and may have had to sell their homes and rent, and also for those who require some sort of rental assistance. The level of employment was at 1,754,000 in April 1994. This is unchanged from the level of employment in October 1992, when Toronto's vacancy rate peaked. The unemployment rate remains high, and has been between 10.9-12.0% over the last six months. Some jobs are being created, particularly companies who are exporting goods and are benefitting from the higher American dollar, but job gains have been offset by restructuring in other industries.

During late 1993 and early 1994, there were indications that consumer confidence and spending were improving. The recent increases in the Bank Rate have been dramatic enough that homebuying activity is now slowing and consumer spending might also be affected, if the higher rates persist.

On the positive side, inflation has been at its lowest level in decades and is averaging about 1% compared to 1993. This has had an impact on the rental market, as taxes and some other costs have not corresponded with the overall inflation rate. This has made renting an even more competitive business.

Net migration has been positive which has helped keep demand for products and services from declining, as well as keeping demand for rental housing stronger than expected. Net migration is expected to be 30,000 in 1994, up from 16,500 in 1993.

OUTLOOK

The vacancy rate is forecast to decline in October 1994 to 1.7%, from 1.8% in April 1994. The key factor in the outlook is the surge of homebuying activity in the spring of 1994. This will contribute to an exodus of renters to homeownership in the early summer. However, the following factors will contribute to a decrease in the vacancy rate by October.

1. **less competition from homeownership opportunities** — During the 1990's the affordability of homeownership has improved steadily, enabling thousands of renters to move to homeownership. By early 1994, the minimum income require to buy a home has fallen to less than $40,000. Due to recent increases in interest rates, the required income is now closer to $45,000. Furthermore, after 3 years of strong activity, the pool of potential buyers has been reduced.

2. **continuing high unemployment** — unemployment affects rental demand in a number of ways. For some people, it is discouraging or preventing a move to homeownership. For others job loss may result in a move from ownership back to rental. Both of these situations boost rental demand. For others, however, unemployment reduces household formation and rental demand—especially for the youth population.

3. **increased net migration has contributed to steady rental demand** — immigration continues to fuel rental demand in the Toronto area. Demand for rental accommodation is currently at about 6,000-7,000 units per year.

4. **a reduced number of assisted rental completions** — In the last six months, the number of rental housing completions has fallen below the level of demand, which has caused a shortfall in supply. Only 4,000 units are expected to be completed in 1994.

5. **the condominium supply continues to dwindle** — The supply of investor-owned condominium expanded considerably during the 1980's. Since the downturn, the number of rented condominiums has been reduced. This is reducing the oversupply at the upper end of the rental market.

VACANCY RESULTS ACROSS CANADA

The vacancy rates of all CMAs in Canada in April 1994, ranked from the lowest to highest, are listed below:

Vacancy Rates For Privately Initiated Structures, Three Units And Over

CMA	April 1993	October 1993	April 1994
Vancouver	2.0%	1.1%	**1.4%**
Toronto	2.1%	2.0%	**1.8%**
Ottawa	1.8%	1.8%	**2.5%**
Windsor	3.0%	2.7%	**2.6%**
Hamilton	2.8%	2.7%	**2.7%**
Victoria	2.1%	1.8%	**3.0%**
Saskatoon	6.7%	2.7%	**4.0%**
Regina	4.6%	3.6%	**4.1%**
Oshawa	5.8%	4.6%	**4.1%**
Kitchener	5.3%	4.3%	**4.2%**
Thunder Bay	3.2%	2.7%	**4.4%**
London	3.9%	3.8%	**4.7%**
Hull	3.6%	4.5%	**4.7%**
Sudbury	5.1%	3.8%	**5.1%**
Chicoutimi-Jonquiere	5.4%	6.3%	**5.3%**
Winnipeg	5.7%	5.9%	**5.4%**
Québec	5.3%	6.0%	**5.7%**
St. Catharines-Niagara	5.3%	4.9%	**6.0%**
Sherbrooke	8.0%	7.6%	**6.2%**
Trois Rivieres	7.0%	6.5%	**6.3%**
Calgary	7.0%	5.9%	**6.3%**
Montréal	6.4%	7.7%	**6.4%**
Halifax	7.1%	6.3%	**7.2%**
Saint John	7.8%	6.3%	**8.7%**
Edmonton	5.5%	6.5%	**9.1%**
St. John's	7.9%	8.8%	**10.6%**
All CMAs in Canada	**4.6%**	**4.8%**	**4.6%**

** Please note that these figures are slightly different than those in the appendix of this report. The figures in the appendix refer to a 10-year historical period of privately initiated apartments of six units and over.

The vacancy rate for privately initiated apartment structures of three or more units in Canadian Census Metropolitan Areas was 4.6% in April 1994, down from 4.8% in October 1993, and unchanged from a year ago. The lowest vacancy rate was in Vancouver (1.4%) while the highest was recorded in St. John's, Newfoundland (10.6%). In Ontario, Hamilton's vacancy rate remained unchanged, while five Census Metropolitan Areas experienced rate increases—Ottawa, St. Catharines/Niagara Falls, London, Sudbury, and Thunder Bay. Four Census Metropolitan Areas recorded slight declines—Toronto, Windsor, Kitchener, and Oshawa. The most dramatic change in vacancy rates in Metropolitan Areas has been in Edmonton, where the vacancy rate has increased to 9.1%, from 1.8% in October 1990.

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis; and
- structures with less than three rental units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately interpret the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing three or more units;
- privately initiated rental units in row housing projects; and
- publicly initiated row and apartment projects of three or more units. These are often referred to as assisted units.They include FP (federal/provincial) projects, non-profit co-operatives, CMHC sponsored projects, public housing, entrepreneur (limited dividend) housing, non-profit housing,and provincial housing (under HOMES NOW and various programs administered by the provincial government).

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census (1991). Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has be assigned.

In this survey, the 1991 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Bradford West Gwillimbury, New Tecumseth, Ajax, Pickering and Orangeville.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1993 survey, 1991 Census boundaries, as defined by Statistics Canada, are used.

The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then verified by CMHC's National Office, who weight the data appropriately. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 789-8707.

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*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

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Produced by local market analysts, this report summarizes, monthly or quarterly, statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets.

RENTAL MARKET REPORT
This report provides current vacancy and rent statistics on a semi-annual basis of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent.

REAL ESTATE FORECAST
Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

BUILDERS' FORECAST
This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

RETIREMENT HOME SURVEY
A report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, and new construction of retirement homes are summarized annually.

VACANCY SUMMARY TABLES

VACANCY RATES BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1994

ZONE	LOCATION	APRIL 1992	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	# OF VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	3.1	3.2	3.1	2.7	3.2	865	27228
2	Toronto (East)	2.5	1.7	2.3	2.0	1.5	89	5726
3	Toronto (North)	1.0	1.2	1.4	.8	.9	273	29563
4	Toronto (West)	4.0	3.7	3.0	3.0	2.4	520	21316
1-4	**Toronto City**	**2.5**	**2.5**	**2.4**	**2.1**	**2.1**	**1747**	**83832**
5	Etobicoke (South)	1.8	2.0	3.2	3.3	2.7	282	10551
6	Etobicoke (Central)	.6	1.3	2.0	1.5	1.6	230	14239
7	Etobicoke (North)	3.5	3.4	3.5	3.2	2.0	103	5157
5-7	**Etobicoke City**	**1.5**	**1.9**	**2.7**	**2.5**	**2.1**	**615**	**29947**
8	York City	1.3	2.5	2.0	1.8	1.6	264	16820
9	East York (Borough)	.5	1.1	1.3	2.0	1.9	333	18016
10	Scarborough (Central)	1.6	1.2	1.0	1.0	1.1	160	14160
11	Scarborough (North)	2.5	2.2	1.9	1.7	1.6	103	6607
12	Scarborough (East)	1.9	2.1	2.4	1.7	1.6	164	10490
10-12	**Scarborough City**	**1.9**	**1.7**	**1.6**	**1.4**	**1.4**	**427**	**31257**
13	North York (Southeast)	1.6	1.7	2.3	2.4	1.6	281	17093
14	North York (Northeast)	1.0	1.6	.8	1.0	1.8	204	11518
15	North York (Southwest)	1.3	1.2	.7	1.1	2.0	193	9680
16	North York (N. Central)	.3	.7	1.0	.5	.5	64	11824
17	North York (Northwest)	1.6	2.3	2.1	3.2	2.5	337	13562
13-17	**North York City**	**1.2**	**1.5**	**1.5**	**1.8**	**1.7**	**1078**	**63676**
1-17	**Metropolitan Toronto**	**1.7**	**2.0**	**2.0**	**1.9**	**1.8**	**4465**	**243547**
18	Mississauga (South)	1.1	1.7	1.2	1.7	1.3	149	11640
19	Mississauga (Northwest)	2.3	5.1	3.0	2.7	1.6	61	3847
20	Mississauga (Northeast)	3.8	3.7	3.2	2.4	2.6	392	14978
18-20	**Mississauga City**	**2.6**	**3.1**	**2.4**	**2.2**	**2.0**	**602**	**30465**
21	Brampton (West)	3.3	3.6	1.5	.7	1.0	56	5334
22	Brampton (East)	6.4	4.9	3.4	2.7	.9	39	4365
21-22	**Brampton City**	**4.5**	**4.1**	**2.2**	**1.5**	**1.0**	**95**	**9699**
23	Oakville Town	1.4	2.1	2.8	1.4	1.4	63	4516
24	Caledon	5.1	4.2	5.0	3.6	1.8	1	80
25	R. Hill, Vaughan, King	.3	.2	.3	.2	.2	4	1764
26	Aurora, Newm., Whit-St.	2.3	2.3	2.1	2.1	1.4	24	1733
27	Markham Town	.1	.3	.2	.0	.1	1	1005
25-27	**York Region**	**1.0**	**1.0**	**.9**	**.9**	**.6**	**29**	**4502**
28	Pickering, Ajax, Uxbridge	5.8	7.3	8.1	8.0	6.2	157	2558
29	Milton, Halton Hills	1.4	2.4	1.1	1.5	1.1	15	1426
30	Orangeville	2.8	1.3	1.4	1.7	2.1	17	791
31	Bradford, W. Gwillimbury	3.2	3.8	3.5	2.3	3.8	29	756
18-31	**Remaining Toronto CMA**	**2.8**	**3.2**	**2.5**	**2.1**	**1.8**	**1007**	**54793**
1-31	**Toronto CMA**	**1.9**	**2.2**	**2.1**	**2.0**	**1.8**	**5472**	**298340**

* Sample too small or not available

NOTE: Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, BACHELOR UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1994

ZONE	LOCATION	PREVIOUS VACANCY RATES APRIL 1992	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994 SUMMARY APRIL 1994	# OF VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	4.0	3.7	4.6	4.1	3.6	222	6238
2	Toronto (East)	4.7	1.7	1.9	3.8	2.3	26	1150
3	Toronto (North)	1.3	2.3	3.1	.9	2.0	99	4877
4	Toronto (West)	5.6	4.9	4.6	4.4	2.2	102	4534
1-4	**Toronto City**	**3.7**	**3.4**	**4.0**	**3.2**	**2.7**	**449**	**16799**
5	Etobicoke (South)	2.8	.4	5.6	5.8	5.0	42	840
6	Etobicoke (Central)	3.4	7.8	5.4	5.9	4.0	8	203
7	Etobicoke (North)	.0	4.1	4.4	3.5	.0	0	27
5-7	**Etobicoke City**	**2.8**	**2.2**	**5.5**	**5.8**	**4.7**	**50**	**1070**
8	York City	1.9	3.7	3.2	2.8	1.2	18	1565
9	East York (Borough)	1.6	3.2	2.3	3.1	2.7	30	1111
10	Scarborough (Central)	2.9	.8	2.0	3.3	2.0	8	418
11	Scarborough (North)	.0	1.2	3.5	1.2	1.2	1	86
12	Scarborough (East)	5.8	3.4	7.4	.5	2.8	5	176
10-12	**Scarborough City**	**3.3**	**1.6**	**3.7**	**2.3**	**2.1**	**14**	**680**
13	North York (Southeast)	1.1	.0	2.5	2.8	2.0	4	205
14	North York (Northeast)	.5	1.0	.0	.5	1.0	2	191
15	North York (Southwest)	.6	1.4	1.5	.8	4.4	16	370
16	North York (N. Central)	1.4	.6	9.3	6.6	1.2	2	170
17	North York (Northwest)	.5	2.6	1.0	7.2	1.9	4	206
13-17	**North York City**	**.7**	**1.3**	**2.5**	**3.4**	**2.5**	**28**	**1142**
1-17	**Metropolitan Toronto**	**3.3**	**3.2**	**3.8**	**3.3**	**2.6**	**590**	**22366**
18	Mississauga (South)	.3	1.7	2.3	2.3	1.3	4	302
19	Mississauga (Northwest)	.0	3.3	5.9	.0	.0	0	59
20	Mississauga (Northeast)	7.2	3.2	1.2	3.7	1.5	6	426
18-20	**Mississauga City**	**4.1**	**2.6**	**1.9**	**2.9**	**1.3**	**10**	**788**
21	Brampton (West)	5.4	8.0	5.2	4.3	2.6	4	161
22	Brampton (East)	2.9	7.1	1.4	1.5	.0	0	77
21-22	**Brampton City**	**4.7**	**7.8**	**4.1**	**3.4**	**1.7**	**4**	**238**
23	Oakville Town	2.6	1.7	4.0	1.5	2.7	4	161
24	Caledon	20.0	16.7	10.0	.0	.0	0	7
25	R. Hill, Vaughan, King	1.0	.0	.0	.0	.0	0	98
26	Aurora, Newm., Whit-St.	.0	4.0	1.5	6.2	.0	0	92
27	Markham Town	.0	10.0	.0	.0	8.3	1	12
25-27	**York Region**	**.6**	**2.2**	**.6**	**2.5**	**.5**	**1**	**202**
28	Pickering, Ajax, Uxbridge	.0	.0	.0	.0	7.6	1	13
29	Milton, Halton Hills	3.9	2.9	3.5	5.6	.0	0	32
30	Orangeville	7.0	4.3	.0	1.9	6.3	3	48
31	Bradford, W. Gwillimbury	3.8	5.4	9.2	.0	.0	0	20
18-31	**Remaining Toronto CMA**	**3.8**	**3.5**	**2.4**	**2.8**	**1.6**	**24**	**1508**
1-31	**Toronto CMA**	**3.3**	**3.2**	**3.7**	**3.2**	**2.6**	**613**	**23875**

* Sample too small or not available

NOTE:Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 1-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1994

		PREVIOUS VACANCY RATES				APRIL 1994 SUMMARY		
ZONE	LOCATION	APRIL 1992	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	# OF VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	2.9	2.8	2.5	2.2	3.3	477	14498
2	Toronto (East)	1.8	1.3	2.6	2.1	1.5	44	2970
3	Toronto (North)	.7	1.1	.9	.7	.7	100	14737
4	Toronto (West)	2.6	2.6	2.7	2.3	2.1	222	10671
1-4	**Toronto City**	**2.0**	**2.0**	**2.0**	**1.7**	**2.0**	**843**	**42876**
5	Etobicoke (South)	2.8	3.1	4.0	4.5	3.3	152	4677
6	Etobicoke (Central)	.7	1.9	2.9	2.5	2.5	108	4349
7	Etobicoke (North)	1.2	2.9	5.3	3.1	.8	6	740
5-7	**Etobicoke City**	**1.8**	**2.5**	**3.6**	**3.5**	**2.7**	**266**	**9766**
8	York City	1.6	2.8	2.4	1.2	1.4	113	8022
9	East York (Borough)	.5	1.2	1.4	2.4	2.4	235	9610
10	Scarborough (Central)	2.8	1.7	1.4	1.3	1.5	96	6320
11	Scarborough (North)	2.8	1.5	2.0	1.2	1.5	30	2045
12	Scarborough (East)	1.2	1.8	3.1	1.7	1.9	56	2940
10-12	**Scarborough City**	**2.4**	**1.7**	**1.9**	**1.4**	**1.6**	**182**	**11305**
13	North York (Southeast)	2.7	2.1	2.6	3.3	2.2	136	6061
14	North York (Northeast)	1.4	1.6	1.0	.9	2.0	76	3720
15	North York (Southwest)	1.4	.9	1.2	1.0	1.9	75	3915
16	North York (N. Central)	.2	.3	.8	.6	.7	29	4397
17	North York (Northwest)	1.9	1.6	1.6	3.4	2.2	106	4897
13-17	**North York City**	**1.6**	**1.4**	**1.5**	**2.0**	**1.8**	**423**	**22990**
1-17	**Metropolitan Toronto**	**1.8**	**1.9**	**2.0**	**1.9**	**2.0**	**2060**	**104568**
18	Mississauga (South)	.8	1.2	1.2	1.9	1.4	69	4973
19	Mississauga (Northwest)	2.0	4.3	3.2	2.5	.8	10	1319
20	Mississauga (Northeast)	2.1	2.1	2.7	2.6	2.7	123	4588
18-20	**Mississauga City**	**1.5**	**2.0**	**2.0**	**2.3**	**1.9**	**202**	**10880**
21	Brampton (West)	4.2	3.6	.9	.6	.6	11	2016
22	Brampton (East)	6.3	2.6	3.7	1.3	.6	7	1109
21-22	**Brampton City**	**4.8**	**3.3**	**1.8**	**.8**	**.6**	**18**	**3125**
23	Oakville Town	1.6	2.7	1.8	.4	1.4	19	1388
24	Caledon	.0	6.6	8.7	.0	.0	0	22
25	R. Hill, Vaughan, King	.3	.2	.0	.2	.2	1	635
26	Aurora, Newm., Whit-St.	2.0	1.4	1.3	2.5	1.6	11	710
27	Markham Town	.3	.3	.0	.0	.0	0	396
25-27	**York Region**	**1.0**	**.7**	**.5**	**1.1**	**.7**	**12**	**1741**
28	Pickering, Ajax, Uxbridge	5.1	1.6	2.5	1.9	1.5	5	342
29	Milton, Halton Hills	1.4	2.6	.5	2.4	1.8	10	542
30	Orangeville	3.0	1.2	2.1	1.9	3.6	12	329
31	Bradford, W. Gwillimbury	6.3	7.8	6.3	3.7	4.2	12	292
18-31	**Remaining Toronto CMA**	**2.2**	**2.2**	**1.9**	**1.8**	**1.6**	**291**	**18660**
1-31	**Toronto CMA**	**1.8**	**1.9**	**2.0**	**1.9**	**1.9**	**2351**	**123228**

* Sample too small or not available

NOTE:Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 2-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1994

		PREVIOUS VACANCY RATES				APRIL 1994 SUMMARY		
ZONE	LOCATION	APRIL 1992	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	# OF VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	2.3	3.6	2.9	2.5	2.5	147	5836
2	Toronto (East)	1.5	2.6	2.2	.4	.7	10	1509
3	Toronto (North)	1.1	.8	1.2	.7	.8	65	8676
4	Toronto (West)	5.2	4.6	2.2	3.0	2.7	146	5360
1-4	**Toronto City**	**2.4**	**2.6**	**1.9**	**1.7**	**1.7**	**369**	**21381**
5	Etobicoke (South)	.7	1.1	1.5	2.0	1.8	87	4737
6	Etobicoke (Central)	.5	.8	1.4	1.1	1.2	88	7454
7	Etobicoke (North)	4.0	2.9	2.9	2.3	1.9	66	3472
5-7	**Etobicoke City**	**1.4**	**1.4**	**1.8**	**1.7**	**1.5**	**242**	**15663**
8	York City	.7	1.7	1.3	2.0	1.7	111	6382
9	East York (Borough)	.3	.6	.9	1.2	.7	46	6287
10	Scarborough (Central)	.5	.9	.6	.7	.9	56	6454
11	Scarborough (North)	2.5	2.6	1.9	1.9	1.6	61	3791
12	Scarborough (East)	2.4	2.3	1.8	1.9	1.5	88	5863
10-12	**Scarborough City**	**1.7**	**1.8**	**1.4**	**1.4**	**1.3**	**205**	**16108**
13	North York (Southeast)	1.1	1.6	2.0	1.8	1.2	107	8749
14	North York (Northeast)	.7	1.2	.5	.5	.7	38	5651
15	North York (Southwest)	1.4	1.5	.3	1.3	2.1	96	4494
16	North York (N. Central)	.2	.7	1.0	.3	.4	22	5562
17	North York (Northwest)	1.1	2.3	1.9	3.0	2.7	179	6746
13-17	**North York City**	**.9**	**1.5**	**1.3**	**1.5**	**1.4**	**441**	**31202**
1-17	**Metropolitan Toronto**	**1.4**	**1.7**	**1.5**	**1.6**	**1.5**	**1415**	**97023**
18	Mississauga (South)	1.1	1.3	1.2	1.3	1.3	73	5521
19	Mississauga (Northwest)	2.4	5.8	2.7	2.9	2.3	44	1954
20	Mississauga (Northeast)	4.7	4.6	3.8	2.1	2.6	228	8652
18-20	**Mississauga City**	**3.2**	**3.6**	**2.8**	**1.9**	**2.1**	**345**	**16127**
21	Brampton (West)	2.3	3.4	1.6	.5	1.3	36	2830
22	Brampton (East)	6.5	6.1	2.8	2.8	1.0	24	2398
21-22	**Brampton City**	**4.1**	**4.5**	**2.1**	**1.4**	**1.1**	**60**	**5228**
23	Oakville Town	1.4	1.7	3.8	1.8	1.3	34	2505
24	Caledon	5.1	.0	2.5	6.6	3.3	1	44
25	R. Hill, Vaughan, King	.2	.2	.3	.2	.3	3	933
26	Aurora, Newm., Whit-St.	2.7	2.4	2.7	1.5	1.1	9	870
27	Markham Town	.0	.2	.3	.0	.0	0	546
25-27	**York Region**	**1.0**	**1.0**	**1.2**	**.6**	**.5**	**12**	**2349**
28	Pickering, Ajax, Uxbridge	1.4	2.3	1.6	2.4	1.6	20	1282
29	Milton, Halton Hills	1.4	2.4	1.5	.8	.7	5	776
30	Orangeville	1.8	1.1	1.1	.8	.6	2	362
31	Bradford, W. Gwillimbury	1.3	1.6	1.7	1.7	3.8	15	397
18-31	**Remaining Toronto CMA**	**2.9**	**3.3**	**2.5**	**1.7**	**1.7**	**495**	**29070**
1-31	**Toronto CMA**	**1.7**	**2.1**	**1.7**	**1.6**	**1.5**	**1910**	**126093**

* Sample too small or not available

NOTE:Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, 3-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, APRIL 1994

		PREVIOUS VACANCY RATES				APRIL 1994 SUMMARY		
ZONE	LOCATION	APRIL 1992	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	# OF VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	3.2	2.4	3.5	.4	2.3	14	610
2	Toronto (East)	11.3	.0	2.3	3.3	7.7	7	97
3	Toronto (North)	2.3	1.9	1.5	2.0	.8	9	1198
4	Toronto (West)	6.2	5.8	5.0	5.1	6.9	50	721
1-4	**Toronto City**	**4.0**	**3.0**	**2.9**	**2.8**	**3.1**	**81**	**2626**
5	Etobicoke (South)	.0	2.9	9.5	.0	.0	0	297
6	Etobicoke (Central)	.6	1.5	2.0	1.0	1.2	26	2229
7	Etobicoke (North)	3.5	6.1	4.7	6.9	3.4	31	917
5-7	**Etobicoke City**	**1.3**	**2.8**	**3.4**	**2.5**	**1.7**	**57**	**3443**
8	York City	1.1	2.1	1.3	3.9	2.6	22	850
9	East York (Borough)	.6	.5	1.5	1.0	1.8	17	969
10	Scarborough (Central)	.8	1.2	.4	.4	.0	0	963
11	Scarborough (North)	1.6	2.0	1.3	1.8	1.6	11	685
12	Scarborough (East)	.6	2.1	2.4	1.2	1.0	15	1506
10-12	**Scarborough City**	**.9**	**1.8**	**1.5**	**1.1**	**.8**	**26**	**3154**
13	North York (Southeast)	1.0	1.3	2.4	2.3	1.6	33	2064
14	North York (Northeast)	1.2	2.6	1.2	2.8	4.5	88	1949
15	North York (Southwest)	.9	1.1	1.1	.3	.6	5	882
16	North York (N. Central)	.9	1.5	.5	.5	.5	9	1673
17	North York (Northwest)	2.9	4.2	4.8	3.1	2.7	44	1593
13-17	**North York City**	**1.3**	**2.2**	**2.0**	**2.0**	**2.2**	**179**	**8160**
1-17	**Metropolitan Toronto**	**1.6**	**2.3**	**2.2**	**2.1**	**2.0**	**382**	**19202**
18	Mississauga (South)	3.2	6.5	.9	2.1	.4	3	822
19	Mississauga (Northwest)	2.7	4.4	3.6	2.3	1.4	7	513
20	Mississauga (Northeast)	2.1	3.1	1.7	3.6	2.6	34	1297
18-20	**Mississauga City**	**2.6**	**4.5**	**1.8**	**2.9**	**1.7**	**44**	**2632**
21	Brampton (West)	4.6	3.7	1.9	1.6	1.4	4	310
22	Brampton (East)	5.6	4.2	5.2	4.2	.9	7	750
21-22	**Brampton City**	**5.2**	**4.0**	**3.9**	**3.3**	**1.1**	**11**	**1060**
23	Oakville Town	.2	2.2	.2	2.1	1.3	6	460
24	Caledon	.0	*	.0	*	*	*	*
25	R. Hill, Vaughan, King	1.0	.0	2.1	.0	.0	0	97
26	Aurora, Newm., Whit-St.	4.0	8.2	2.9	2.9	4.9	3	61
27	Markham Town	.0	.0	.0	.0	.0	0	51
25-27	**York Region**	**1.9**	**2.4**	**1.8**	**.9**	**1.4**	**3**	**210**
28	Pickering, Ajax, Uxbridge	12.1	16.2	19.0	18.1	14.2	131	921
29	Milton, Halton Hills	.0	.0	.0	..0	.0	0	75
30	Orangeville	3.7	.0	.0	6.0	.0	0	52
31	Bradford, W. Gwillimbury	2.2	.0	.0	.0	2.9	1	48
18-31	**Remaining Toronto CMA**	**4.5**	**6.1**	**5.2**	**5.5**	**3.6**	**196**	**5464**
1-31	**Toronto CMA**	**2.2**	**3.1**	**2.9**	**2.8**	**2.3**	**578**	**24666**

* Sample too small or not available

NOTE:Totals and subtotals may not add up exactly due to rounding

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3+, AND ROW) TORONTO CMA, APRIL 1994

ZONE	LOCATION	6+ VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE
1	Toronto (Central)	822	26131	3.1	865	27228	3.2	0	13	.0	865	27241	3.2
2	Toronto (East)	59	4546	1.3	89	5726	1.5	*	*	*	92	5730	1.6
3	Toronto (North)	241	27785	.9	273	29563	.9	1	62	1.6	274	29625	.9
4	Toronto (West)	372	18689	2.0	520	21316	2.4	2	91	2.2	522	21407	2.4
1-4	**Toronto City**	**1494**	**77150**	**1.9**	**1747**	**83832**	**2.1**	**6**	**170**	**3.5**	**1753**	**84002**	**2.1**
5	Etobicoke (South)	240	9536	2.5	282	10551	2.7	*	*	*	282	10571	2.7
6	Etobicoke (Central)	229	14191	1.6	230	14239	1.6	1	487	.2	231	14726	1.6
7	Etobicoke (North)	97	5107	1.9	103	5157	2.0	21	568	3.7	124	5725	2.2
5-7	**Etobicoke City**	**566**	**28834**	**2.0**	**615**	**29947**	**2.1**	**22**	**1075**	**2.0**	**637**	**31022**	**2.1**
8	York City	208	15345	1.4	264	16820	1.6	0	120	.0	264	16940	1.6
9	East York (Borough)	333	17836	1.9	333	18016	1.9	0	98	.0	333	18114	1.8
10	Scarborough (Central)	145	13977	1.0	160	14160	1.1	6	290	2.2	167	14450	1.2
11	Scarborough (North)	103	6602	1.6	103	6607	1.6	18	386	4.7	121	6993	1.7
12	Scarborough (East)	163	10430	1.6	164	10490	1.6	11	338	3.3	175	10828	1.6
10-12	**Scarborough City**	**411**	**31009**	**1.3**	**427**	**31257**	**1.4**	**35**	**1014**	**3.5**	**463**	**32271**	**1.4**
13	North York (Southeast)	279	17074	1.6	281	17093	1.6	43	1080	4.0	324	18173	1.8
14	North York (Northeast)	204	11494	1.8	204	11518	1.8	28	915	3.1	232	12433	1.9
15	North York (Southwest)	193	9308	2.1	193	9680	2.0	0	0	.0	193	9680	2.0
16	North York (N. Central)	58	11605	.5	64	11824	.5	*	*	*	64	11884	.5
17	North York (Northwest)	335	13510	2.5	337	13562	2.5	5	539	.9	342	14101	2.4
13-17	**North York City**	**1068**	**62990**	**1.7**	**1078**	**63676**	**1.7**	**76**	**2594**	**2.9**	**1154**	**66270**	**1.7**
1-17	**Metropolitan Toronto**	**4081**	**233163**	**1.8**	**4465**	**243547**	**1.8**	**139**	**5071**	**2.8**	**4605**	**248618**	**1.9**
18	Mississauga (South)	144	11518	1.2	149	11640	1.3	1	247	.4	150	11887	1.3
19	Mississauga (Northwest)	61	3843	1.6	61	3847	1.6	11	646	1.7	72	4493	1.6
20	Mississauga (Northeast)	392	14978	2.6	392	14978	2.6	13	1096	1.2	405	16074	2.5
18-20	**Mississauga City**	**596**	**30339**	**2.0**	**602**	**30465**	**2.0**	**25**	**1989**	**1.3**	**627**	**32454**	**1.9**
21	Brampton (West)	56	5210	1.1	56	5334	1.0	1	587	.2	57	5921	1.0
22	Brampton (East)	39	4365	.9	39	4365	.9	*	*	*	39	4567	.9
21-22	Brampton City	95	9575	1.0	95	9699	1.0	1	789	.1	96	10488	.9
23	Oakville Town	63	4470	1.4	63	4516	1.4	11	490	2.2	74	5006	1.5
24	Caledon	1	80	1.8	1	80	1.8	*	*	*	1	80	1.8
25	R. Hill, Vaughan, King	4	1699	.2	4	1764	.2	*	*	*	4	1764	.2
26	Aurora, Newm., Whit-St.	18	1570	1.2	24	1733	1.4	42	457	9.2	66	2190	3.0
27	Markham Town	1	1005	.1	1	1005	.1	*	*	*	1	1047	.1
25-27	**York Region**	**23**	**4274**	**.5**	**29**	**4502**	**.6**	**42**	**499**	**8.4**	**71**	**5001**	**1.4**
28	Pickering, Ajax	157	2513	6.3	157	2558	6.2	0	84	.0	157	2642	6.0
29	Milton, Halton Hills	14	1322	1.0	15	1426	1.1	*	*	*	18	1459	1.2
30	Orangeville	15	734	2.0	17	791	2.1	*	*	*	17	828	2.1
31	Bradford, W. Gwillimbury	13	634	2.1	29	756	3.8	*	*	*	29	767	3.7
18-31	**Remaining Toronto CMA**	**978**	**53941**	**1.8**	**1007**	**54793**	**1.8**	**82**	**3932**	**2.1**	**1089**	**58725**	**1.9**
1-31	**Toronto CMA**	**5059**	**287104**	**1.8**	**5472**	**298340**	**1.8**	**221**	**9003**	**2.5**	**5694**	**307343**	**1.9**

HOUSING COMPLETIONS BY TENURE
TORONTO CMA, 1985-1994

YEAR-TO-DATE/YEAR		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO						
JANUARY-DECEMBER	1985	3238	555	1260	1117	6170
JANUARY-DECEMBER	1986	2894	1464	1208	1725	7291
JANUARY-DECEMBER	1987	1907	3737	188	1101	6933
JANUARY-DECEMBER	1988	1538	1912	1409	1329	6188
JANUARY-DECEMBER	1989	2330	8153	1010	2193	13686
JANUARY-DECEMBER	1990	1740	5485	1532	1182	9939
JANUARY-DECEMBER	1991	1098	5333	743	1605	8779
JANUARY-DECEMBER	1992	818	2871	278	2403	6370
JANUARY-DECEMBER	1993	943	369	22	5834	7168
JANUARY-APRIL	1994	329	462	2	454	1247
PEEL REGION						
JANUARY-DECEMBER	1985	3892	149	683	340	5064
JANUARY-DECEMBER	1986	6504	252	214	95	7065
JANUARY-DECEMBER	1987	8304	1217	198	184	9903
JANUARY-DECEMBER	1988	7742	1822	530	225	10319
JANUARY-DECEMBER	1989	6040	3418	1434	325	11217
JANUARY-DECEMBER	1990	3162	2955	500	824	7441
JANUARY-DECEMBER	1991	4268	1359	743	1049	7419
JANUARY-DECEMBER	1992	4613	572	0	1890	7075
JANUARY-DECEMBER	1993	3805	537	341	1020	5703
JANUARY-APRIL	1994	855	191	0	346	1392
DURHAM REGION						
JANUARY-DECEMBER	1985	2748	11	65	41	2865
JANUARY-DECEMBER	1986	4211	0	116	0	4327
JANUARY-DECEMBER	1987	6812	159	446	229	7646
JANUARY-DECEMBER	1988	5854	460	41	330	6685
JANUARY-DECEMBER	1989	4890	507	640	167	6204
JANUARY-DECEMBER	1990	4319	516	471	430	5736
JANUARY-DECEMBER	1991	2767	731	266	231	3995
JANUARY-DECEMBER	1992	2601	0	40	1525	4166
JANUARY-DECEMBER	1993	1749	0	0	665	2414
JANUARY-APRIL	1994	788	28	0	0	816
YORK REGION						
JANUARY-DECEMBER	1985	5986	0	0	183	6169
JANUARY-DECEMBER	1986	7838	303	139	243	8523
JANUARY-DECEMBER	1987	10184	1359	124	275	11942
JANUARY-DECEMBER	1988	9876	1270	52	202	11400
JANUARY-DECEMBER	1989	6970	1831	3	296	9100
JANUARY-DECEMBER	1990	4218	1604	23	191	6036
JANUARY-DECEMBER	1991	3750	1619	4	1387	6760
JANUARY-DECEMBER	1992	3641	318	131	880	4970
JANUARY-DECEMBER	1993	3483	466	0	640	4589
JANUARY-APRIL	1994	774	157	0	42	973
HALTON REGION						
JANUARY-DECEMBER	1985*	1311	0	2	138	1451
JANUARY-DECEMBER	1986*	1663	270	9	133	2075
JANUARY-DECEMBER	1987	4419	621	246	0	5286
JANUARY-DECEMBER	1988	3364	488	281	0	4133
JANUARY-DECEMBER	1989	2250	1375	14	0	3639
JANUARY-DECEMBER	1990	1551	597	365	26	2539
JANUARY-DECEMBER	1991	851	827	27	50	1755
JANUARY-DECEMBER	1992	1299	990	110	753	3152
JANUARY-DECEMBER	1993	1379	44	0	335	1758
JANUARY-APRIL	1994	516	17	0	0	533
TORONTO CMA						
JANUARY-DECEMBER	1985	15594	704	1943	1640	19881
JANUARY-DECEMBER	1986	21038	2289	1565	2169	27061
JANUARY-DECEMBER	1987	27929	6389	646	1560	36524
JANUARY-DECEMBER	1988	25050	5123	2276	1793	34242
JANUARY-DECEMBER	1989	19394	14324	2698	2981	39397
JANUARY-DECEMBER	1990	12114	10868	2620	2334	27936
JANUARY-DECEMBER	1991	10985	9074	1514	4430	26003
JANUARY-DECEMBER	1992	11573	4262	524	6043	22402
JANUARY-DECEMBER	1993	10360	1407	363	7697	19827
JANUARY-APRIL	1994	2728	810	2	842	4382

*Does not include Burlington

HOUSING COMPLETIONS BY TENURE
TORONTO CMA, 1985-1994

YEAR-TO-DATE/YEAR		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO						
JANUARY-DECEMBER	1985	3361	2178	1823	2100	9462
JANUARY-DECEMBER	1986	2587	2942	1096	676	7301
JANUARY-DECEMBER	1987	1885	6894	856	1729	11364
JANUARY-DECEMBER	1988	2035	7253	840	1737	11865
JANUARY-DECEMBER	1989	2376	6730	440	1812	11358
JANUARY-DECEMBER	1990	1124	3914	1110	774	6922
JANUARY-DECEMBER	1991	777	1096	58	2373	4304
JANUARY-DECEMBER	1992	798	656	148	5696	7298
JANUARY-DECEMBER	1993	768	369	4	2337	3478
JANUARY-APRIL	1994	254	14	11	754	1033
PEEL REGION						
JANUARY-DECEMBER	1985	5650	250	176	175	6251
JANUARY-DECEMBER	1986	7936	1274	177	185	9572
JANUARY-DECEMBER	1987	8301	3001	514	368	12184
JANUARY-DECEMBER	1988	7080	2692	1586	418	11776
JANUARY-DECEMBER	1989	4892	3728	782	354	9756
JANUARY-DECEMBER	1990	2365	437	229	1047	4078
JANUARY-DECEMBER	1991	4089	230	4	1417	5740
JANUARY-DECEMBER	1992	4627	415	341	1721	7104
JANUARY-DECEMBER	1993	3373	857	111	1032	5373
JANUARY-APRIL	1994	1022	238	0	200	1460
DURHAM REGION						
JANUARY-DECEMBER	1985	3272	80	141	92	3585
JANUARY-DECEMBER	1986	5380	0	271	43	5694
JANUARY-DECEMBER	1987	7010	624	215	440	8289
JANUARY-DECEMBER	1988	6204	822	390	153	7569
JANUARY-DECEMBER	1989	4487	900	108	312	5807
JANUARY-DECEMBER	1990	2754	341	508	180	3783
JANUARY-DECEMBER	1991	2656	182	32	1105	3975
JANUARY-DECEMBER	1992	2091	0	0	1043	3134
JANUARY-DECEMBER	1993	1873	67	0	362	2302
JANUARY-APRIL	1994	638	0	0	102	740
YORK REGION						
JANUARY-DECEMBER	1985	7698	250	139	287	8374
JANUARY-DECEMBER	1986	10038	1431	154	172	11795
JANUARY-DECEMBER	1987	11598	2246	52	258	14154
JANUARY-DECEMBER	1988	6849	1475	84	205	8613
JANUARY-DECEMBER	1989	6414	2023	147	594	9178
JANUARY-DECEMBER	1990	2842	1192	278	473	4785
JANUARY-DECEMBER	1991	3687	256	131	1153	5227
JANUARY-DECEMBER	1992	3262	60	0	590	3912
JANUARY-DECEMBER	1993	2969	625	8	265	3867
JANUARY-APRIL	1994	980	0	0	119	1099
HALTON REGION						
JANUARY-DECEMBER	1985*	1543	87	21	270	1921
JANUARY-DECEMBER	1986*	2312	62	87	0	2461
JANUARY-DECEMBER	1987	4389	979	232	0	5600
JANUARY-DECEMBER	1988	2717	1189	12	0	3918
JANUARY-DECEMBER	1989	2550	675	66	76	3367
JANUARY-DECEMBER	1990	647	798	218	0	1663
JANUARY-DECEMBER	1991	933	1191	0	383	2507
JANUARY-DECEMBER	1992	1003	223	100	525	1851
JANUARY-DECEMBER	1993	1800	87	168	425	2480
JANUARY-APRIL	1994	443	58	0	109	610
TORONTO CMA						
JANUARY-DECEMBER	1985	19694	2765	2152	2667	27278
JANUARY-DECEMBER	1986	25380	5709	1509	1033	33631
JANUARY-DECEMBER	1987	29849	12488	1789	2392	46518
JANUARY-DECEMBER	1988	20840	12834	2684	2433	38791
JANUARY-DECEMBER	1989	17664	13077	1496	2947	35184
JANUARY-DECEMBER	1990	8032	6367	1840	2484	18723
JANUARY-DECEMBER	1991	10684	2208	198	5724	18814
JANUARY-DECEMBER	1992	10711	1218	589	8252	20770
JANUARY-DECEMBER	1993	9562	1917	291	3867	15637
JANUARY-APRIL	1994	2864	285	11	1232	4392

*Does not include Burlington

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JANUARY 1994
APRIL 1994

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Hamilton CMA *	40719	992	2.4	43167	1146	2.7	3353	78	2.3
Kitchener CMA *	24884	1052	4.2	26088	1104	4.2	4236	213	5.0
London CMA *	36419	1713	4.7	39915	1884	4.7	5198	97	1.9
Oshawa CMA *	10501	419	4.0	11178	460	4.1	1731	40	2.3
Ottawa CMA (Ontario Part) *	57477	1474	2.6	61493	1557	2.5	9759	112	1.1
St. Catharines CMA *	13945	820	5.9	16745	1002	6.0	1052	32	3.0
Sudbury CMA *	8460	410	4.8	10677	542	5.1	1055	29	2.7
Thunder Bay CMA *	4304	184	4.3	5323	236	4.4	261	14	5.4
Toronto CMA *	287108	5059	1.8	298344	5472	1.8	9003	222	2.5
Windsor CMA *	12713	281	2.2	14627	381	2.6	702	15	2.1
Sub-Total CMAs	**496530**	**12404**	**2.5**	**527557**	**13784**	**2.6**	**36350**	**852**	**2.3**
CAs 50,000+ Population									
Barrie CA *	2876	80	2.8	3288	101	3.1	343	1	.3
Belleville CA *	5270	191	3.6	6014	223	3.7	112	3	2.7
Brantford CA *	3714	167	4.5	4572	199	4.4	756	25	3.3
Cornwall CA *	2108	81	3.9	3420	129	3.8	48	1	2.1
Guelph CA *	6411	222	3.5	6769	229	3.4	1245	8	.6
Kingston CA *	9487	302	3.2	11109	383	3.4	384	34	8.9
North Bay CA *	2312	189	8.2	3265	279	8.5	535	32	6.0
Peterborough CA *	4064	171	4.2	5007	246	4.9	436	17	3.9
Sarnia CA *	4997	387	7.7	5489	445	8.1	1034	67	6.5
Sault Ste. Marie CA *	4003	127	3.2	4808	168	3.5	211	0	.0
Sub-Total CAs 50,000+	**45242**	**1917**	**4.2**	**53741**	**2402**	**4.5**	**5104**	**188**	**3.7**

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JANUARY 1994 APRIL 1994

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Bracebridge Town	231	7	3.0	268	10	3.7	**	**	**
Brockville CA	2082	56	2.7	2394	65	2.7	46	0	.0
Chatham CA *	2882	147	5.1	3919	170	4.3	96	1	1.0
Cobourg CA	790	28	3.6	835	29	3.5	27	0	.0
Collingwood CA	506	26	5.1	670	35	5.2	47	0	.0
Dunnville Town	67	0	.0	82	0	.0	**	**	**
Elliot Lake CA	1439	304	21.1	1455	308	21.2	632	260	41.1
Haileybury CA	203	30	14.8	367	40	10.8	**	**	**
Haldimand Town	296	0	.0	323	0	.0	**	**	**
Hawkesbury CA	414	16	4.0	636	21	3.4	**	**	**
Huntsville Town	218	14	6.4	292	22	7.5	**	**	**
Kapuskasing CA	325	73	22.4	595	95	16.0	**	**	**
Kenora CA	213	13	6.1	305	15	4.9	**	**	**
Kirkland Lake CA	475	80	16.9	937	129	13.8	**	**	**
Leamington CA *	1151	67	5.8	1248	77	6.2	29	1	3.4
Lindsay CA	1098	20	1.8	1370	28	2.0	**	**	**
Midland CA	899	39	4.3	1135	56	4.9	50	1	2.0
Nanticoke City	107	5	4.7	147	7	4.8	**	**	**
Orillia CA	1098	45	4.1	1607	69	4.3	261	21	8.0
Owen Sound CA	1397	70	5.0	1850	106	5.7	**	**	**
Pembroke CA (Ontario Part)	698	1	.1	947	1	.1	**	**	**
Port Hope Town	311	22	7.1	319	22	6.9	**	**	**
Simcoe CA	359	9	2.5	543	15	2.8	34	0	.0
Stratford CA	1777	40	2.3	2011	55	2.7	156	3	1.9
Strathroy Town	351	15	4.3	420	15	3.6	54	3	5.6
Tillsonburg CA	756	17	2.2	879	22	2.5	51	1	2.0
Timmins CA	975	70	7.1	1668	144	8.6	213	7	3.3
Wallaceburg CA	383	49	12.8	470	56	11.9	98	1	1.0
Woodstock CA *	1559	54	3.5	1879	67	3.5	815	19	2.3
Sub-Total CA's etc. 10,000 to 50,000 Population	**23060**	**1317**	**5.7**	**29571**	**1679**	**5.7**	**2609**	**318**	**12.2**
Sub-Total All CAs etc.	**68302**	**3234**	**4.7**	**83312**	**4081**	**4.9**	**7713**	**506**	**6.6**
TOTAL Ontario	**564832**	**15638**	**2.8**	**610869**	**17865**	**2.9**	**44063**	**1358**	**3.1**

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

** Sample size too small or not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1984 APR	1984 OCT	1985 APR	1985 OCT	1986 APR	1986 OCT	1987 APR	1987 OCT	1988 APR	1988 OCT	1989 APR	1989 OCT	1990 APR	1990 OCT	1991 APR	1991 OCT	1992 APR	1992 OCT	1993 APR	1993 OCT	1994 APR	
Barrie	.1	.1	.0	.2	.4	.0	.1	.2	1.9	.2	.0	.1	1.8	2.1	2.7	3.1	2.4	1.1	2.8	1.7	2.8	Barrie
Belleville	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	.5	1.2	1.2	2.3	1.5	1.8	1.5	1.6	2.9	3.6	Belleville
Brantford	2.5	1.5	1.0	.4	.5	.3	.1	.2	.4	.4	.5	.3	.5	.7	1.9	2.5	1.7	2.7	2.0	4.5	4.5	Brantford
Calgary*	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	5.6	7.1	5.9	6.2	Calgary*
Chicoutimi-Jonquiere*	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	7.5	6.5	6.9	5.4	Chicoutimi-Jonquiere*
Cornwall	1.0	.6	1.2	2.8	1.3	1.2	.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	5.4	4.7	4.3	3.9	Cornwall
Edmonton*	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	5.5	6.4	9.1	Edmonton*
Guelph	.3	.2	.6	.1	.4	.1	.0	.2	.1	.1	.0	.1	.2	1.1	.3	.5	1.7	2.5	3.0	2.6	3.5	Guelph
Halifax*	.9	.4	.7	.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	5.9	7.1	6.5	7.3	Halifax*
Hamilton*	.9	.5	.4	.4	.5	.3	.3	.3	.3	.4	.4	.5	.7	1.2	1.3	1.4	2.2	2.1	2.7	2.5	2.4	Hamilton*
Kingston	.1	.1	.7	1.3	1.8	1.3	1.7	1.1	1.2	.4	.9	.3	.9	.8	1.1	1.6	2.5	1.8	3.3	2.5	3.2	Kingston
Kitchener*	.7	.6	.4	.4	.4	.2	.4	.2	.5	.4	.5	.6	1.3	1.3	4.9	4.4	4.2	4.4	5.4	4.4	4.2	Kitchener*
London*	2.4	1.0	.9	.4	.5	.7	1.0	1.0	.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	3.4	3.7	3.8	4.7	London*
Montreal*	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	8.4	6.7	8.2	6.8	Montreal*
North Bay	.5	.3	.4	.2	.3	.7	1.1	.4	.4	1.4	1.5	.4	1.7	.1	.8	.7	3.5	2.6	7.2	5.8	8.2	North Bay
Oshawa*	1.5	.3	.1	.1	.2	.2	.1	.3	.3	.4	.2	.7	1.5	1.6	3.7	3.4	4.5	6.1	5.6	4.6	4.0	Oshawa*
Ottawa-Hull*	.3	.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	1.8	2.1	2.4	3.1	Ottawa-Hull*
Ottawa*	.3	.3	.9	.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	.5	1.1	.7	1.3	1.3	1.7	1.8	2.6	Ottawa*
Hull*	.7	.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	3.8	3.8	5.1	5.2	Hull*
Peterborough	.4	.4	.6	.4	1.5	1.1	.9	.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	3.1	3.5	4.9	4.2	Peterborough
Quebec City*	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	6.7	5.3	6.2	5.9	Quebec City*
Regina*	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	4.6	3.5	4.2	Regina*
St. Catharines-Niagara*	1.0	.8	.6	.3	.7	.8	1.0	.5	1.2	1.0	1.1	.9	1.6	1.9	2.6	2.7	2.7	3.4	5.2	4.9	5.9	St. Catharines-Niagara*
St. John*	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	6.4	8.0	6.6	9.0	St. John*
St. John's*	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	5.7	7.8	9.1	10.4	St. John's*
Sarnia	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	4.2	4.5	6.1	7.7	Sarnia
Saskatoon*	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	7.7	4.4	6.8	2.7	4.0	Saskatoon*
Sault Ste. Marie	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	.5	.3	.2	.2	.7	.8	1.5	1.7	2.2	1.9	2.7	2.3	3.2	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	9.3	10.0	8.9	8.4	6.7	Sherbrooke*
Sudbury*	.9	.8	1.0	.6	1.0	.9	1.1	1.0	1.2	.3	.8	.3	.5	.7	.9	.5	2.2	2.8	5.2	3.4	4.8	Sudbury*
Thunder Bay*	1.4	.4	.4	.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	.6	1.4	.9	1.2	.7	1.7	2.4	3.2	2.4	4.3	Thunder Bay*
Toronto*	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	.9	1.5	1.7	1.9	2.0	2.0	1.9	1.8	Toronto*
Trois Rivieres*	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	7.4	7.1	7.0	6.6	Trois Rivieres*
Vancouver*	2.4	2.2	2.8	2.2	.9	.9	2.3	1.1	1.0	.4	.5	.4	.9	.9	2.3	2.2	2.8	1.6	2.0	1.1	1.4	Vancouver*
Victoria*	3.7	2.2	3.3	1.9	2.4	.6	1.1	.4	1.0	.3	.7	.2	.7	.3	1.4	.8	2.7	1.5	2.0	1.8	3.1	Victoria*
Windsor*	1.0	.7	.7	.7	.5	1.0	1.1	.7	1.1	.8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	3.0	2.7	2.3	2.2	Windsor*
Winnipeg*	1.0	.8	.9	.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	5.9	6.1	5.7	5.8	5.4	Winnipeg*
TOTAL (CMA's only)	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	3.3	3.8	4.4	4.4	4.8	4.5	4.8	4.6	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

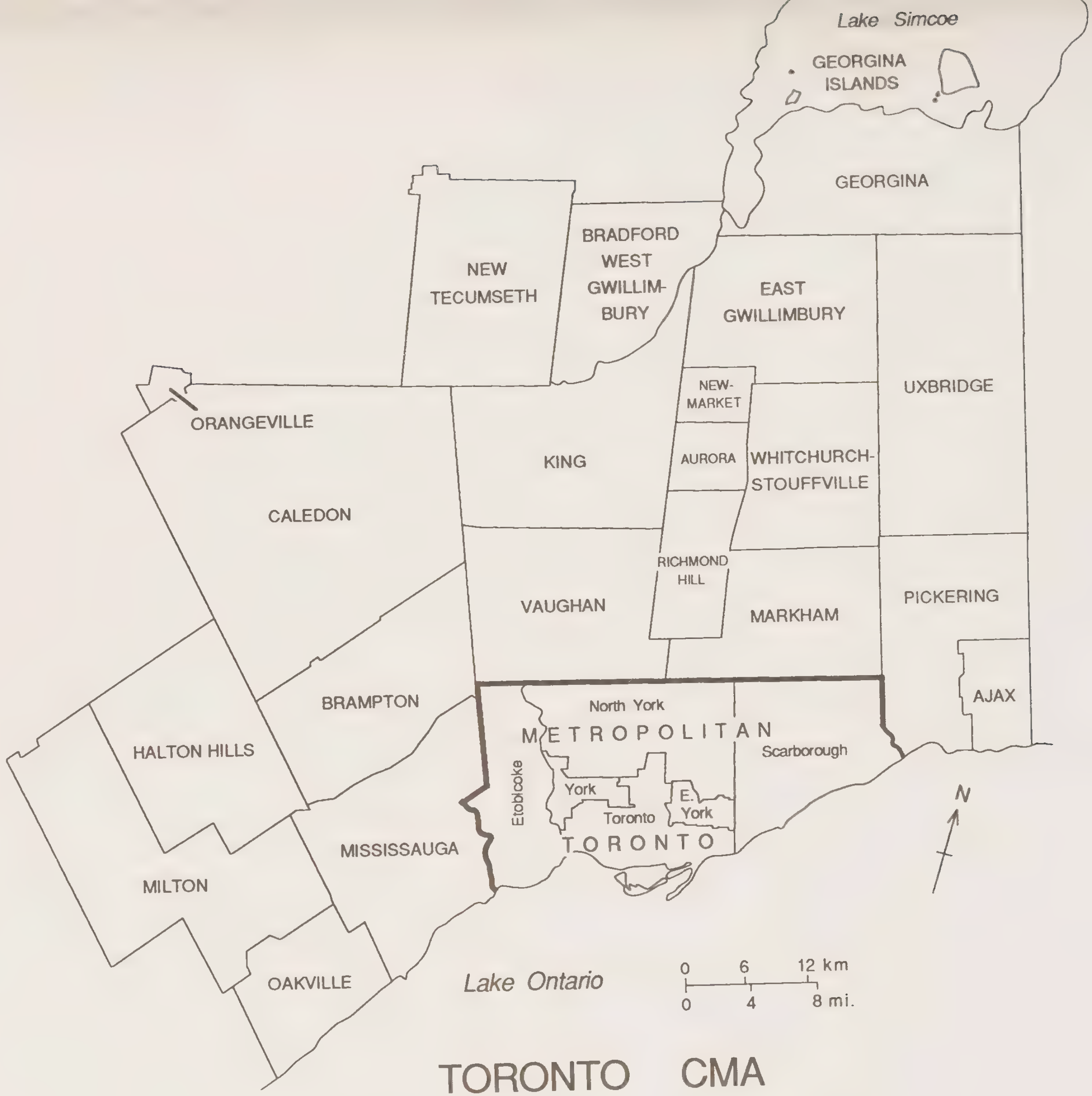
TORONTO CMA ZONE BOUNDARIES

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10, 40-58, 93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353, 369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307, 321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310, 317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515, 540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532

TORONTO CMA ZONE BOUNDARIES (continued)

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
21	Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576.03
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill					420-424
	Vaughan					410-413
	King					460-461
26	Aurora					440-442
	Newmarket					450-452
	Whitchurch-Stouffville					430-431
	East Gwillimbury					455-456
	Georgina Township					470-475
	Georgina Island					476
27	Markham Town					400-403
28	Pickering*					800-801, 803-804 807, 805*, 806*, 820*
	Ajax*					810-812, 805*, 806*, 820*
	Uxbridge					830-832
29	Milton					620-626
	Halton Hills					630-639
30	Orangeville					590-592
31	Bradford West Gwillimbury					480-482
	New Tecumseth					484-483

* Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary


Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIM-BURY
EAST GWILLIMBURY
UXBRIDGE
NEW-MARKET
AURORA
WHITCHURCH-STOUFFVILLE
ORANGEVILLE
KING
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
AJAX
BRAMPTON
North York
METROPOLITAN
Scarborough
Etobicoke
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MISSISSAUGA
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TORONTO CMA

Canada

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Helping to house Canadians

October 1994

Toronto CMA

RENTAL MARKET REPORT

STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis.

The following reports are published locally across Canada and are currently offered free of charge. For information on the Toronto, Oshawa, Barrie area, and Peterborough area, please contact Bev Doucette at 416-789-8708. For reports on areas across Canada, contact the appropriate CMHC office.

LOCAL HOUSING MARKET REPORT
Produced by local market analysts, this report summarizes, monthly or quarterly, statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets.

RENTAL MARKET REPORT
This report provides current vacancy and rent statistics on a semi-annual basis of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent.

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Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

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RETIREMENT HOME SURVEY
A report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, and new construction of retirement homes are summarized annually.

CONDOMINIUM STUDY
The Condominium Study is produced annually as a supplement to the Rental Market Survey. A sample of condominium buildings are surveyed to determine the breakdown of renter-occupied and owner-occupied units, vacancy rates, and the supply available for sale or rent. The study is prepared for the Toronto CMA and information is reported by regional municipality only.

HIGHLIGHTS OF THE OCTOBER 1994 RENTAL MARKET SURVEY
Toronto CMA

- The vacancy rate in October 1994 was 1.2% for privately initiated rental apartment structures with three or more units in the Toronto CMA.

- The rate has fallen over the last six months, from 1.8% in April 1994 and 2.0% in October 1993. The rate peaked in October 1992 at 2.2%.

- Vacancy rates in Census Metropolitan Areas (CMAs) in Canada were lowest in Vancouver (0.8%), Toronto (1.2%), and Windsor (1.6%). Canada's highest vacancy rate was recorded in Edmonton (8.9%).

- Total rental market completions have fallen by almost 50% in 1994 compared to 1993.

- The vacancy rate is forecast to fall to 0.9% in April 1995 and 0.7% by October 1995.

- Average rents for all private rental units are up by approximately 1.2-2.2 per cent.

- Vacancies continue to be more widely distributed across the rental spectrum, contrary to the early 1990's when they tended to be concentrated at the upper end of the market.

- The turnover rate in the Toronto CMA was down from 1.9% in September 1993 to 1.6% in September 1994.

- The vacancy rate of assisted structures was 1.0%, down slightly from the 1.1% recorded one year ago.

- In view of high vacancies and sluggish rents in the first half of the 1990's, many rental investments have failed to meet investors' expectations. Business conditions in this sector are poised to improve in the second half of the decade.

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Helping to house Canadians — Question habitation, comptez sur nous

January 1995

CMHC RENTAL MARKET SURVEY — Toronto CMA

OCTOBER 1994

We are pleased to provide you with the results of our semi-annual Rental Market Survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing three or more self-contained units and row structures. Privately initiated and assisted rental structures were surveyed in the October 1994 survey.

Vacancy rates for privately and publicly initiated units were recorded in the October 1994 survey. Average rents for vacant and all units were collected for privately initiated structures only. In addition, turnover rates for privately initiated structures have been monitored for the Toronto CMA.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 789-8707.

J.A. Jarvis
Manager
CMHC Toronto Branch

VACANCY RATE PROFILE

Toronto's vacancy rate fell dramatically in October 1994 to 1.2%, its lowest level in 4 years. The vacancy rate in the Toronto Census Metropolitan Area (CMA) has fallen from the 1.8% recorded in April 1994 and the 2.0% logged a year ago. The vacancy rate peaked at 2.2% in October 1992.

The 1.2% vacancy rate means that of every 1000 privately initiated rental apartments in structures of three or more units, 12 were vacant and available for rent. Out of a total supply of 297,967 private rental apartments, 3,712 were vacant and available for immediate rental.

The vacancy rate has fallen for several reasons. The first factor is a changing supply situation. The other factors are related to strengthening demand for rentals.

First, there has been a significant decline in the number of rental housing completions. In the January-October 1994 period, there were almost 50% fewer rental completions in the Toronto CMA, compared to the same period in 1993. Less than 3,700 units were completed, compared to over 7,200 units last year. This has been due to a slowdown in assisted rental activity.

Second, a weak job market has kept some younger tenants from venturing into homeownership. The unemployment rate remains close to 10% in the Toronto CMA. Another indicator of the job market, the employment-to-population ratio (the percentage of adults who have jobs), has fallen to below 60%, down from almost 70% in 1989. In recent months, Toronto's job market has shown increasing signs of recovery. This is encouraging increased household formation by young people. At this stage, the increased demand for housing is being felt mainly in the rental market. Due to the past weakness in the job situation, it will be a while before many of the newly-employed are able to enter homeownership, especially in light of the third factor, which follows.

Third, interest rates increased sharply in early 1994. This has made homeownership less affordable. According to CMHC's affordability index, 33% of renters in the Toronto CMA were able to afford an average-priced home in the first half of 1994. For the second half, higher interest rates have reduced affordability to an estimated 22%. As a result, the resale and new homes markets have slowed, which is reducing the amount of shifting from renting into homeownership.

Finally, net migration, although less than during the late 1980's, has been positive in Toronto, particularly due to immigration. New immigrants are more likely to rent accommodation while they settle in the area. Since the employment situation in Toronto has been weak, immigrants have had additional difficulty getting established, and their rental tenure has been prolonged.

These factors have caused the vacancy rate to fall over the last two years, with a sharp drop in October 1994.

SUBMARKET VACANCY PROFILE

Vacancy rates in most submarkets within the Toronto area have fallen over the past six months. A significant decline in the vacancy rate was recorded in Ajax/Pickering, which fell from 6.2% to 3.6%. This decline can be attributed to the conversion of a few rental buildings to homeowner condominiums.

The lowest vacancy rates were recorded in York Region. Richmond Hill had the lowest vacancy rate in the Toronto CMA at 0.2%, followed by Markham (0.3%), Oakville (0.8%), and Newmarket (0.9%). A number of municipalities have recorded elevated vacancy rates in the recent past, but have seen declines in October 1994. This includes Mississauga (1.4%) and the City of Toronto (1.3%). It is expected that these areas will continue to have declining vacancy rates during 1995, as there will be fewer assisted rental completions and demand will continue to expand.

The following is a list of the vacancy rates for privately initiated apartment structures of three or more units within the Toronto CMA:

VACANCY RATES IN THE TORONTO CMA
PRIVATE APARTMENTS — THREE UNITS AND OVER
1994

Municipality/Area	Oct 1993	Apr 1994	Oct 1994
Toronto (City)	2.1%	2.1%	1.3%
Etobicoke	2.5%	2.1%	1.5%
York (City)	1.8%	1.6%	1.2%
East York	2.0%	1.9%	1.4%
Scarborough	1.4%	1.4%	1.2%
North York	1.8%	1.7%	1.0%
Metropolitan Toronto	**1.9%**	**1.8%**	**1.2%**
Mississauga	2.2%	2.0%	1.4%
Brampton	1.5%	1.0%	1.2%
Oakville	1.4%	1.4%	0.8%
Markham	0.0%	0.1%	0.3%
Richmond Hill/Vaughan	0.2%	0.2%	0.2%
Aurora/Newmarket	2.1%	1.4%	0.9%
York Region	0.9%	0.6%	0.5%
Ajax/Pickering	8.0%	6.2%	3.6%
Toronto CMA	**2.0%**	**1.8%**	**1.2%**

Vacancy rates have fallen for every bedroom type. Vacancy rates are highest in bachelor units (2.1%) and lowest in 2-bedroom units (1.0%). For all bedroom types vacancy rates are now at the lowest level since October 1990. Demand is strongest for 2-bedroom units. This accentuates the theory that many tenants are doubling up, mainly due to individual financial and employment situations.

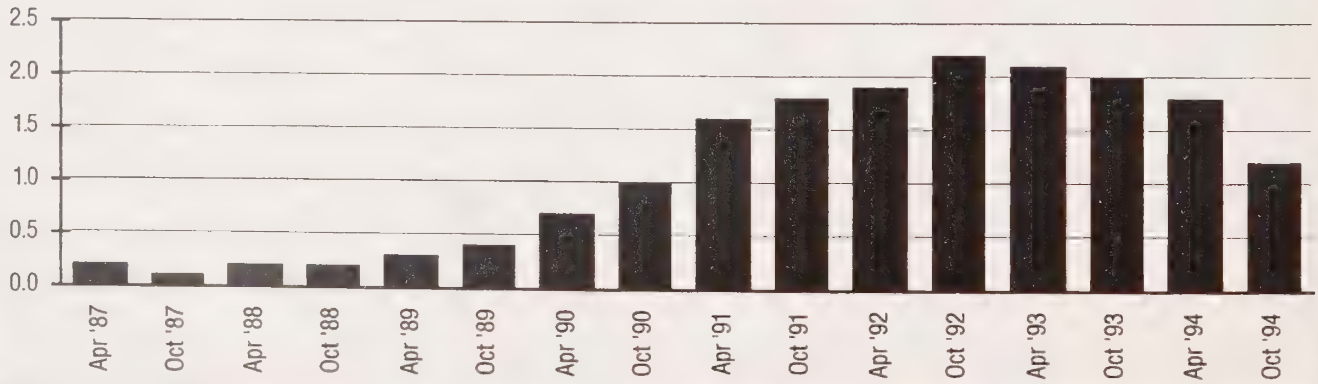
Although the vacancy rate for bachelor units has declined, these units remain the most difficult to market. Bachelor units are not priced competitively with 1-bedroom units. As there has been more choice in the past few years, many of those who once rented bachelor units by necessity rather than choice, have been able to move. Most 1-bedroom units average $100-130 more than a bachelor unit. This has been accepted as a reasonable amount to pay for a larger unit.

VACANCY RATES BY BEDROOM TYPE — HISTORICAL COMPARISON
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1994

SURVEY DATE	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
1987 — APRIL	.5	.1	.2	.1	.2
OCTOBER	.2	.1	.1	.1	.1
1988 — APRIL	.3	.2	.2	.2	.2
OCTOBER	.3	.2	.2	.4	.2
1989 — APRIL	.3	.2	.2	.3	.3
OCTOBER	.6	.4	.4	.5	.4
1990 — APRIL	.7	.6	.7	.8	.7
OCTOBER	1.4	.8	.9	1.4	1.0
1991 — APRIL	2.4	1.4	1.6	2.3	1.6
OCTOBER	2.7	1.5	1.9	2.1	1.8
1992 — APRIL	3.3	1.8	1.7	2.2	1.9
OCTOBER	3.2	1.9	2.1	3.1	2.2
1993 — APRIL	3.7	2.0	1.7	2.9	2.1
OCTOBER	3.2	1.9	1.6	2.8	2.0
1994 — APRIL	2.6	1.9	1.5	2.3	1.8
OCTOBER	2.1	1.2	1.0	1.9	1.2

TORONTO CMA VACANCY RATES, 1987-1994

Private Apartments - Three Units And Over



ASSISTED VACANCY RATE PROFILE

In addition to rents and vacancies of private rental structures, CMHC surveyed the vacancy rates of assisted rental structures** in the October 1994 Rental Market Survey. The vacancy rate in assisted rental structures has fallen only slightly over the last year, from 1.1% in October 1993 to 1.0% in October 1994. Most of the vacancies were in market rent units. Waiting lists for rent-geared-to-income units, although still present, are shorter than in previous years. Welfare caseloads have generally declined over the last year, as employment has been improving.

Assisted vacancy rates are generally low in all areas of the Toronto CMA. Rates tend to be highest in North York (1.6%), Oakville (1.6%), and Zone 25 (Richmond Hill, Vaughan and King - 1.7%).

By bedroom type, vacancies in assisted rental housing are highest for bachelor apartments. This mirrors the situation in the private market.

VACANCY RATES BY BEDROOM TYPE
PRIVATE AND ASSISTED APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1994

	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
PRIVATE	2.1	1.2	1.0	1.9	1.2
ASSISTED	1.7	0.6	0.9	1.0	1.0

**Assisted rental structures include FP (federal/provincial) projects, non-profit co-operatives, CMHC sponsored projects, limited dividend housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

RENT PROFILE

Higher vacancy rates during the 1990's have made the Toronto CMA rental market more competitive, which has tended to limit rent increases. In the year to October 1994 average rent increases ranged between 1.2% to 2.2%, depending on bedroom type. This is well below the 1994 rent review guideline of 3.2%. This is the third consecutive year in which average rents have increased by less than the guideline. With increased competition, the ability of landlords to increase rents has been limited, especially for buildings in the upper parts of the rental distribution.

AVERAGE RENTS
PRIVATE APARTMENTS—THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1993-1994

UNIT TYPE	OCT 93	OCT 94	CHANGE
Bachelor	$510	$516	+1.2%
1-Bedroom	$627	$641	+2.2%
2-Bedroom	$773	$784	+1.4%
3-Bedroom	$925	$936	+1.2%

Rents vary considerably across the Toronto CMA. The highest rents are found in the City of Toronto, Mississauga, and Brampton. These high rents reflect desirable locations and, often, amenity packages that are well above average. Earlier in the decade, rents in Mississauga and Brampton were higher than in the City of Toronto. More recently, intense competition has caused rents to be flat in Mississauga and Brampton but there have been moderate increases in Toronto.

Rents tend to be lowest in more suburban communities, including Caledon, Bradford West Gwillimbury, Orangeville, Caledon, and York Region.

So far during the 1990's investments in rental property have not performed as well as during the second half of the 1980's. This is indicated by elevated vacancy rates and the slowdown in rent increases. With the recent tightening of the rental market, and the prospect that vacancy rates will be further reduced during 1995 and 1996, residential rental investment is becoming more attractive.

AVERAGE RENTS
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1994

ZONE	LOCATION	OCT 94 BACHELOR	OCT 94 1-BEDROOM	OCT 94 2-BEDROOM	OCT 94 3-BEDROOM
1	Toronto (Central)	$545	$693	$939	$1186
2	Toronto (East)	$481	$619	$759	$880
3	Toronto (North)	$540	$691	$937	$1450
4	Toronto (West)	$476	$610	$776	$1009
1-4	**Toronto City**	**$521**	**$666**	**$888**	**$1236**
5	Etobicoke (South)	$456	$541	$654	$914
6	Etobicoke (Central)	$525	$646	$786	$968
7	Etobicoke (North)	$467	$610	$833	$892
5-7	**Etobicoke City**	**$470**	**$592**	**$758**	**$942**
8	York City	$474	$607	$742	$909
9	East York (Borough)	$512	$610	$731	$933
10	Scarborough (Central)	$562	$612	$701	$809
11	Scarborough (North)	$533	$715	$868	$963
12	Scarborough (East)	$615	$650	$783	$859
10-12	**Scarborough City**	**$572**	**$641**	**$769**	**$865**
13	North York (Southeast)	$498	$652	$766	$913
14	North York (Northeast)	$709	$678	$827	$957
15	North York (Southwest)	$442	$595	$705	$891
16	North York (N. Central)	$467	$601	$727	$869
17	North York (Northwest)	$508	$608	$703	$841
13-17	**North York City**	**$514**	**$627**	**$748**	**$899**
1-17	**Metropolitan Toronto**	**$516**	**$638**	**$782**	**$950**
18	Mississauga (South)	$493	$632	$733	$821
19	Mississauga (Northwest)	$564	$724	$819	$906
20	Mississauga (Northeast)	$593	$709	$862	$937
18-20	**Mississauga City**	**$551**	**$675**	**$813**	**$894**
21	Brampton (West)	$501	$633	$777	$893
22	Brampton (East)	$576	$718	$823	$903
21-22	**Brampton City**	**$526**	**$663**	**$799**	**$900**
23	Oakville Town	$494	$645	$769	$940
24	Caledon	*	$559	$652	*
25	R. Hill, Vaughan, King	$545	$641	$732	$905
26	Aurora, Newm., Whit-St.	$440	$606	$759	$875
27	Markham Town	$486	$557	$640	$740
25-27	**York Region**	**$498**	**$608**	**$722**	**$858**
28	Pickering, Ajax, Uxbridge	$534	$686	$778	$830
29	Milton, Halton Hills	$456	$589	$715	$873
30	Orangeville	$454	$584	$695	$834
31	Bradford, W. Gwillimbury	$448	$603	$665	$814
18-31	**Remaining Toronto CMA**	**$526**	**$660**	**$791**	**$886**
1-31	**Toronto CMA**	**$516**	**$641**	**$784**	**$936**

* Sample too small or not available

PROFILE OF VACANCIES AND RENTS BY AGE OF STRUCTURE

Detailed analysis of vacancy rates by age of structure shows that the market is the most competitive it has been in years. The following table shows vacancies and rents by age of structure, covering the years 1991 to 1994. In each case, the data are for October of the year shown.

Only three years ago, vacancy rates varied considerably by age of structure. The newest buildings (constructed after 1984) had a vacancy rate of 9.8% in October 1991. Buildings completed during 1975-84 also had a high vacancy rate (4.2%) as did buildings constructed before 1940 (3.4%). A much lower vacancy rate was found in buildings completed during 1960-74 (0.7%) and 1940-59 (1.1%)

By October 1994, the distribution of vacancies has become much flatter, as landlords of new and old buildings have taken steps to reduce vacancies. The newest buildings had a rate of 1.6% in 1994, just slightly above average. The highest vacancy rate was 2.2%, for buildings completed before 1940.

The table shows that vacancy rates have become much flatter during the last three years. In October 1991, the range of vacancy rates was from a low of 0.7% to a high of 9.8%; by October 1994, the range was much smaller - from 1.0% to 2.2%.

VACANCY RATES AND AVERAGE RENTS BY AGE OF STRUCTURE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA, 1991 - 1994

TYPE	COMPLETION DATE	VACANCY RATES 1991	1992	1993	1994	AVERAGE RENTS 1991	1992	1993	1994
BACHELOR	BEFORE 1940	4.9%	4.5%	5.9%	4.2%	$453	$453	$463	$472
	1940-1959	1.9%	3.1%	3.2%	1.9%	$442	$455	$474	$480
	1960-1974	2.1%	2.4%	1.9%	1.7%	$480	$503	$520	$529
	1975-1984	3.4%	4.1%	3.9%	.7%	$593	$587	$598	$595
	AFTER 1984	5.5%	6.2%	4.5%	4.4%	$551	$498	*	*
1-BEDROOM	BEFORE 1940	3.1%	4.5%	3.1%	2.2%	$603	$604	$622	$627
	1940-1959	.9%	2.0%	1.8%	1.5%	$523	$542	$564	$575
	1960-1974	.7%	1.0%	1.6%	1.1%	$572	$597	$620	$638
	1975-1984	4.8%	4.2%	2.7%	.8%	$762	$757	$747	$758
	AFTER 1984	6.7%	6.3%	3.4%	2.8%	$866	$867	$828	$810
2-BEDROOM	BEFORE 1940	2.9%	4.2%	2.3%	1.1%	$794	$822	$813	$831
	1940-1959	1.0%	1.3%	1.6%	.8%	$633	$655	$684	$693
	1960-1974	.5%	.9%	.9%	.8%	$673	$710	$734	$755
	1975-1984	3.8%	5.7%	3.4%	1.8%	$889	$879	$889	$882
	AFTER 1984	11.6%	4.7%	3.0%	.9%	$1003	$1028	$1022	$1015
3-BEDROOM	BEFORE 1940	2.3%	4.0%	2.1%	.8%	$1032	$977	*	*
	1940-1959	2.0%	2.1%	2.1%	1.3%	$980	$994	$990	$1081
	1960-1974	.8%	1.4%	1.5%	1.1%	$828	$862	$899	$913
	1975-1984	4.5%	7.6%	6.3%	4.5%	$978	$954	$962	$960
	AFTER 1984	6.6%	6.7%	1.9%	2.7%	$1083	$1126	$1040	$1090
ALL TYPES	BEFORE 1940	3.4%	4.4%	3.4%	2.2%	$647	$649	$661	$670
	1940-1959	1.1%	1.9%	1.9%	1.3%	$568	$586	$616	$623
	1960-1974	.7%	1.1%	1.3%	1.0%	$639	$664	$695	$707
	1975-1984	4.2%	5.4%	3.7%	1.7%	$841	$829	$835	$830
	AFTER 1984	9.8%	5.3%	3.0%	1.6%	$1007	$983	$974	$963

An explanation for these changes can be found in the data on average rents by year of construction. For buildings completed after 1975 (including those built after 1984), little or no rent increases were recorded between October 1991 and October 1994: some decreases were actually seen. Conversely, for buildings completed during 1960-74, rents increased by more than 10% over the three year period. For buildings completed prior to 1940, rent increases were typically 4-5% over the period.

Following three years of market adjustment, it appears that the distribution of rents is approaching a balanced situation. Rents are highest for the newest buildings. But, based on vacancy rates, the market seems to be saying that the premiums are justified by quality or location. During 1995 and 1996, rent increases will be more similar across the age spectrum. Rent increases will run at similar rates for new and older buildings, most likely in the range of 2-3%.

In the past, the availability of rental condominiums was a major factor keeping rental charges in check for newer buildings. This will be less of a factor in the next year. According to CMHC's 1994 Condominium Study, the vacancy rate of rented condominiums was just 1.1% in the summer of 1994.

Analysis of vacancies by rent range gives a further indication of the results of rental adjustments. During 1991 and 1992, there were clear rent levels at which vacancies began to increase sharply. For 1-bedroom apartments, vacancies were high at rents above $700. For 2-bedroom units, the threshold was $800. By 1994, the distribution of vacancies has become relatively flat, with little variation between the rent ranges. In the following table there are only a few instances of elevated vacancies. These reflect situations where rents are still out of line with quality and location.

VACANCY RATES BY RENT RANGE BY BEDROOM TYPE PRIVATE APARTMENTS—THREE UNITS & OVER OCTOBER SURVEYS, TORONTO CMA

RENT RANGE	BACHELOR				1-BEDROOM			
	1991	1992	1993	1994	1991	1992	1993	1994
$400 AND UNDER	1.7	3.8	4.3	2.6	1.0	2.8	1.1	7.9
$401-500	3.3	3.2	3.7	2.3	0.4	0.9	1.8	1.2
$501-600	3.0	3.5	1.8	2.1	1.0	1.2	1.2	1.2
$601-700	3.3	2.8	3.9	1.1	1.7	2.2	2.7	1.4
$701-800	3.3	3.1	5.3	1.1	4.6	4.5	2.4	1.1
$801-900	0.0	0.0	7.1	14.2	4.9	3.3	2.1	0.9
$901-1000	*	*	*	*	4.4	2.4	2.2	1.6
$1001-1100	*	*	*	*	6.4	8.7	1.1	2.1
$1101-1200	*	*	*	*	0.0	6.2	6.2	8.1
$1201 AND OVER	*	*	*	*	4.2	2.8	3.2	21.6
AVERAGE RENT OF A VACANT UNIT	**$487**	**$496**	**$515**	**$520**	**$705**	**$685**	**$657**	**$663**

RENT RANGE	2-BEDROOM				3-BEDROOM			
	1991	1992	1993	1994	1991	1992	1993	1994
$400 AND UNDER	8.4	0.4	0.0	0.0	*	*	*	*
$401-500	0.1	0.4	1.3	0.4	*	*	*	*
$501-600	0.1	0.5	0.6	0.5	0.1	0.5	0.8	0.0
$601-700	0.7	0.6	0.6	0.7	0.1	0.1	0.7	0.4
$701-800	1.8	2.8	2.0	1.1	1.0	3.9	4.2	1.7
$801-900	3.4	4.4	2.6	1.0	1.4	4.8	2.8	1.8
$901-1000	3.7	4.0	2.4	0.9	5.3	3.9	2.7	2.0
$1001-1100	11.3	3.5	2.0	2.8	4.3	2.4	2.4	2.1
$1101-1200	5.6	5.4	2.5	1.5	4.7	5.6	5.2	5.0
$1201 AND OVER	11.3	4.7	2.4	1.7	4.8	9.7	4.0	3.7
AVERAGE RENT OF A VACANT UNIT	**$970**	**$893**	**$876**	**$836**	**$1058**	**$970**	**$984**	**$1002**

*Sample size too small or not available

TURNOVER RATES

The CMHC Toronto Branch has surveyed turnover rates each October since 1990. This is done to provide a more complete measure of the availability of apartments. Tenants can be vacating at the end of the month, but the apartment will not be counted as vacant if a new tenant occupies the unit as soon as the former tenant leaves. These units do not satisfy the vacancy definition of "physically unoccupied and available for immediate rental".

In the October 1994 survey, all landlords/property managers sampled in the Toronto CMA were asked if any households moved into the building in September or if any tenants moved "within" the building from one unit to another.

The CMHC Toronto Branch defines the turnover rate as the ratio of the number of units that turn over in the month to the total rental housing stock. In September 1994, the overall turnover rate for the Toronto CMA was 1.6%, down from the 1.9% in September 1993. In total, 4,790 units exchanged occupancy over the month of September in the Toronto CMA. If this rate is maintained during the year, approximately 19% of units would turn over during the year.

The highest turnover rates in the Toronto CMA were in Milton/Halton Hills (4.4%) and Brampton (2.3%). This can be explained by the large movement of renters to homeownership in Milton, Halton Hills, and Brampton. In Brampton, there has also been increasing rental demand due to immigration and proximity to employment in the airport industrial belt.

Other submarkets that experienced high turnover rates included Central Toronto, South Etobicoke, North Mississauga, Caledon, and Newmarket/Aurora. All of these recorded turnover rates over 2%. The lowest turnover rates were recorded in East Toronto, North Scarborough, and Bradford West Gwillimbury.

The turnover rate fell in September 1994 for a number of reasons. First, with the slower rate of assisted housing completions, fewer tenants are moving out of older buildings into new ones. Therefore, there are fewer opportunities to move within the older buildings. Second, homebuying activity slowed during the summer months, due to higher interest rates, which meant that fewer tenants left the rental sector. Third, the reduction in vacancies is making it more difficult to coordinate moves. Finally, because rent increases have moderated, tenants have less financial incentive to leave their existing accommodations.

TURNOVER RATES
PRIVATE APARTMENTS — THREE UNITS AND OVER
OCTOBER 1994

ZONE	LOCATION	OCT 94 VACANCY RATE	OCT 93 TURNOVER RATE	OCT 94 TURNOVER RATE	HOUSEHOLDS WHO MOVED	PRIVATE UNIVERSE
1	Toronto (Central)	1.6	2.5	2.6	702	27225
2	Toronto (East)	2.2	1.2	.8	44	5699
3	Toronto (North)	.5	2.3	1.6	477	29548
4	Toronto (West)	1.7	2.8	1.5	331	21364
1-4	**Toronto City**	**1.3**	**2.4**	**1.9**	**1554**	**83836**
5	Etobicoke (South)	1.6	2.4	2.2	234	10601
6	Etobicoke (Central)	1.1	1.3	1.5	209	14286
7	Etobicoke (North)	2.5	1.8	1.5	82	5330
5-7	**Etobicoke City**	**1.5**	**1.8**	**1.7**	**525**	**30217**
8	York City	1.2	2.4	1.8	298	16794
9	East York (Borough)	1.4	1.6	1.4	241	17802
10	Scarborough (Central)	.8	2.3	1.6	229	14306
11	Scarborough (North)	1.2	.5	.5	31	6591
12	Scarborough (East)	1.7	.7	1.3	132	10495
10-12	**Scarborough City**	**1.2**	**1.3**	**1.2**	**392**	**31392**
13	North York (Southeast)	1.4	1.1	1.1	184	16973
14	North York (Northeast)	.8	1.8	1.0	110	11523
15	North York (Southwest)	.8	1.1	1.3	123	9669
16	North York (N. Central)	.5	1.2	1.1	126	11805
17	North York (Northwest)	1.1	2.7	1.6	210	13382
13-17	**North York City**	**1.0**	**1.6**	**1.2**	**753**	**63352**
1-17	**Metropolitan Toronto**	**1.2**	**1.9**	**1.5**	**3763**	**243392**
18	Mississauga (South)	1.2	1.4	1.4	166	11644
19	Mississauga (Northwest)	1.3	3.2	2.7	103	3849
20	Mississauga (Northeast)	1.5	1.6	2.0	294	14923
18-20	**Mississauga City**	**1.4**	**1.7**	**1.9**	**563**	**30416**
21	Brampton (West)	1.0	2.3	1.7	91	5329
22	Brampton (East)	1.5	5.0	3.1	136	4358
21-22	**Brampton City**	**1.2**	**3.4**	**2.3**	**227**	**9687**
23	Oakville Town	.8	1.8	1.3	58	4523
24	Caledon	6.3	5.0	3.8	3	79
25	R. Hill, Vaughan, King	.2	1.3	1.8	32	1770
26	Aurora, Newm., Whit-St.	.9	2.4	2.4	41	1735
27	Markham Town	.3	.7	1.0	10	1006
25-27	**York Region**	**.5**	**1.6**	**1.8**	**83**	**4511**
28	Pickering, Ajax	3.6	.5	1.0	25	2396
29	Milton, Halton Hills	1.0	3.7	4.4	62	1424
30	Orangeville	3.1	1.7	.0	0	792
31	Bradford, W. Gwillimbury	1.6	2.1	.8	6	748
18-31	**Remaining Toronto CMA**	**1.4**	**2.0**	**1.9**	**1027**	**54576**
1-31	**Toronto CMA**	**1.2**	**1.9**	**1.6**	**4790**	**297967**

The following data on turnover rates by rent range show that high rent apartments change hands more frequently than lower cost apartments. However, the discrepancy between high-rent versus low-rent units has become less pronounced during the past few years, as the market has tightened. This is similar to the situation on vacancies by rent range, which was shown in the previous section.

Bachelor units have the highest rate of turnover across almost all rent ranges, while 3-bedroom units show the least amount of turnover. Three-bedroom units tend to be family-oriented: for families, occupancy situations tend to be long-term.

TURNOVER RATES BY RENT RANGE
PRIVATE APARTMENTS—THREE UNITS & OVER
TORONTO CMA, OCTOBER 1994

	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM
RENT RANGE	TURNOVER RATE	TURNOVER RATE	TURNOVER RATE	TURNOVER RATE
UNDER $401	.7%	.6%	.9%	*
$401-500	2.3%	.7%	.8%	*
$501-600	2.7%	1.0%	.8%	*
$601-700	4.6%	1.7%	1.0%	.4%
$701-800	2.5%	2.1%	1.2%	.6%
$801-900	4.3%	2.7%	1.7%	.9%
$901-1000	*	2.1%	1.9%	1.5%
$1001-1100	*	.3%	1.5%	1.7%
$1101-1200*	.7%	1.8%	1.3%	
$1201-1300	*	*	6.8%	.9%
OVER $1300	*	6.7%	1.4%	2.0%

NEW HOUSING SUPPLY

The reduction of new housing supply has been a key reason for the recent fall in the vacancy rate. Rental housing completions, both private and assisted, totalled 3,643 units in the January-October 1994 period, compared to 7,209 units in the same period in 1993. This represents a 49% reduction in new housing supply.

Regionally, rental housing completions have dropped off dramatically in Metro Toronto, York, and Durham Regions. Metro Toronto continues to have the largest share of rental completions, followed by Peel Region.

Assisted rental completions made up 95% of the total rental completions in 1993 and 94% in 1994. Private rental construction has been limited in the Toronto market, making up less than 7% of the rental market share for the past four years. However, of the total number of assisted completions, approximately 50% of the units are available at market rents.

For ownership housing - freehold and condominium tenures - completions have increased in 1994. This has been the result of increased buying of new homes, including semi-detached and row homes, as well as low-rise and stacked condominium apartments. In addition, the standing inventory has dwindled, particularly for high-rise condominiums built in the late 1980's and early 1990's. With limited inventories, new home sales are translating quickly into construction activity.

Housing starts are a measure of future supply, and will affect future vacancy rates. Housing starts from January to October 1994 were up in all areas except Halton Region, compared to the same period in 1993. Total housing starts were:

- up 27% in the Toronto CMA;
- up 11% in Metro Toronto;
- up 27% in Peel Region;
- up 87% in Durham Region;
- up 28% in York Region; and
- down 8% in Halton Region;

Starts have increased for homeownership dwellings, because low interest rates encouraged a surge of first time buying activity in late 1993 and most of 1994. On the other hand, rental starts have fallen off. Consequently, rental completions will taper off in 1995.

HOUSING COMPLETIONS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, 1986-1994

		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-DECEMBER	1986	21038	2289	1565	2169	27061
JANUARY-DECEMBER	1987	27929	6389	646	1560	36524
JANUARY-DECEMBER	1988	25050	5123	2276	1793	34242
JANUARY-DECEMBER	1989	19394	14324	2698	2981	39397
JANUARY-DECEMBER	1990	12114	10868	2620	2334	27936
JANUARY-DECEMBER	1991	10985	9074	1514	4430	26003
JANUARY-DECEMBER	1992	11573	4262	524	6043	22402
JANUARY-DECEMBER	1993	10360	1407	363	7697	19827
JANUARY-OCTOBER	1994	8830	1426	228	3415	13899

HOUSING STARTS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, 1986-1994

		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-DECEMBER	1986	25380	5709	1509	1033	33631
JANUARY-DECEMBER	1987	29849	12488	1789	2392	46518
JANUARY-DECEMBER	1988	20840	12834	2684	2433	38791
JANUARY-DECEMBER	1989	17664	13077	1496	2947	35184
JANUARY-DECEMBER	1990	8032	6367	1840	2484	18723
JANUARY-DECEMBER	1991	10684	2208	198	5724	18814
JANUARY-DECEMBER	1992	10711	1218	589	8252	20770
JANUARY-DECEMBER	1993	9562	1917	291	3867	15637
JANUARY-OCTOBER	1994	11586	1725	47	2398	15756

THE ECONOMY

Toronto is finally seeing improvement in the level of employment. The number of jobs has increased for five consecutive months, to 1,783,000 in December 1994. In addition, the unemployment rate has fallen below 10 per cent for the first time since October 1991. Full time positions have been created and more new jobs are expected in 1995.

Another indication that the employment market is improving is the stabilization of the employment-population ratio (the percentage of adults who have jobs). The ratio has fallen over the last couple of years but has now stabilized, between 59-60%. As the economy improves over the next year and jobs are created, the ratio is expected to expand.

Recovery in Toronto has been spurred by strong growth in exports, plus a turnaround in consumer confidence. Consumer spending increased in Toronto during 1994, which is generating jobs in the retail sector. The manufacturing sector is also seeing job creation, due largely to a rapid expansion of exports to the United States. This expansion is now resulting in investment in new plants, which is creating construction jobs. When those plants are completed there will be a further increase in employment in manufacturing.

The lower Canadian dollar has contributed to an improvement in the tourism sector. Fewer people are vacationing in the U.S. The number of cross-border trips has declined, which is boosting retail sales in Canada. The number of tourists visiting Canada from other countries has also increased.

During the 1990's, the recession has weakened net migration to Toronto, to an estimated level of 5,000 to 6,000 per year during 1990 to 1994. With an improving employment situation, net migration is expected to increase to 22,000 in 1995, which will contribute to rental housing demand.

OUTLOOK

The Toronto vacancy rate is expected to fall in April 1995 to 0.9%, then fall again in October 1995 to 0.7%. The rate will fall because the demand for rental housing will expand more rapidly than the supply.

- There will be a lower number of rental completions. It is expected that rental completions will fall to less than 3,000 units in 1995. This compares to over 8,000 units in 1993. In addition to new completions, supply will be available from such sources as investor-owned condominiums, conversion projects, and basement and accessory apartments. These sources will make up some of the shortfall between demand and new supply.

Demand for rentals will expand to 5,000 to 6,000 units because

- Homebuying activity will be slow, in the face of higher interest rates, and fewer tenants will leave the rental sector.

- Net migration will increase. Net migration will contribute to more rental demand, particularly because immigrants will be the major in population growth. Immigrants are often not in a position to move into homeownership upon their entrance to Canada.

- A turnaround in the economy and increased job creation will stimulate more household formation by young people. Initially, most of these new households will reside in rentals.

For the past three years, rent increases have been constrained by high vacancy rates, especially for newer buildings or projects with above-average rents. As vacancies are further reduced during 1995 and into 1996, landlords will have more opportunity to regain lost ground, and rent increases will be more rapid than the 1.2% to 2.2% seen in 1994.

In view of high vacancies and sluggish rents in the first half of the 1990's, many rental investments have failed to meet investors' expectations. Business conditions in this sector are poised to improve in the second half of the decade.

VACANCY RESULTS ACROSS CANADA

The vacancy rate of privately initiated apartment structures of three units and over in Canadian Census Metropolitan Areas was 4.6% in October 1994. This is unchanged from April, and down from 4.8% last October. Eastern Canada continues to experience the highest vacancies in the nation, although Edmonton, at 8.9%, recorded the highest rate. Vancouver had the tightest rental market with a vacancy rate of 0.8%. Toronto (1.2%) and Windsor (1.6%) follow Vancouver.

Vacancy Rates For Privately Initiated Structures Three Units and Over

CMA	October 1993	April 1994	October 1994
Vancouver	1.1%	1.4%	0.8%
Toronto	2.0%	1.8%	1.2%
Windsor	2.7%	2.6%	1.6%
Saskatoon	2.7%	4.0%	1.8%
Victoria	1.8%	3.0%	1.9%
Hamilton	2.7%	2.7%	2.4%
Ottawa	1.8%	2.5%	2.6%
Kitchener	4.3%	4.2%	2.8%
Regina	3.6%	4.1%	3.2%
Oshawa	4.6%	4.1%	3.4%
Thunder Bay	2.7%	4.4%	4.1%
London	3.8%	4.7%	4.1%
Sudbury	3.8%	5.1%	4.3%
Calgary	5.9%	6.3%	5.1%
Winnipeg	5.9%	5.4%	5.6%
St. Catharines-Niagara	4.9%	6.0%	5.8%
Chicoutimi-Jonquiere	6.3%	5.3%	6.3%
Hull	4.5%	4.7%	6.6%
Montréal	7.7%	6.4%	6.8%
Québec	6.0%	5.7%	6.9%
St. John's	8.8%	10.6%	7.1%
Halifax	6.3%	7.2%	7.2%
Trois Rivieres	6.5%	6.3%	7.4%
Sherbrooke	7.6%	6.2%	8.0%
Saint John	6.3%	8.7%	8.0%
Edmonton	6.5%	9.1%	8.9%
All CMA's in Canada	4.8%	4.6%	4.6%

** Please note that these figures are slightly different than those in the appendix of this report. The figures in the appendix refer to a 10-year historical period of privately initiated apartments of six units and over.

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis; and
- structures with less than three rental units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately interpret the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing three or more units;
- privately initiated rental units in row housing projects; and
- publicly initiated row and apartment projects of three or more units. These are often referred to as assisted units. They include FP (federal/provincial) projects, non-profit co-operatives, CMHC sponsored projects, public housing, entrepreneur (limited dividend) housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census (1991). Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has be assigned.

In this survey, the 1991 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Bradford West Gwillimbury, New Tecumseth, Ajax, Pickering and Orangeville.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1993 survey, 1991 Census boundaries, as defined by Statistics Canada, are used.

The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then verified by CMHC's National Office, who weight the data appropriately. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 789-8707.

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*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

VACANCY & RENT SUMMARY TABLES

VACANCY RATES BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1994

ZONE	LOCATION	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	# OF VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	3.2	3.1	2.7	3.2	1.6	438	27225
2	Toronto (East)	1.7	2.3	2.0	1.5	2.2	124	5699
3	Toronto (North)	1.2	1.4	.8	.9	.5	159	29548
4	Toronto (West)	3.7	3.0	3.0	2.4	1.7	359	21364
1-4	**Toronto City**	**2.5**	**2.4**	**2.1**	**2.1**	**1.3**	**1080**	**83836**
5	Etobicoke (South)	2.0	3.2	3.3	2.7	1.6	172	10601
6	Etobicoke (Central)	1.3	2.0	1.5	1.6	1.1	153	14286
7	Etobicoke (North)	3.4	3.5	3.2	2.0	2.5	133	5330
5-7	**Etobicoke City**	**1.9**	**2.7**	**2.5**	**2.1**	**1.5**	**458**	**30217**
8	York City	2.5	2.0	1.8	1.6	1.2	197	16794
9	East York (Borough)	1.1	1.3	2.0	1.9	1.4	252	17802
10	Scarborough (Central)	1.2	1.0	1.0	1.1	.8	117	14306
11	Scarborough (North)	2.2	1.9	1.7	1.6	1.2	80	6591
12	Scarborough (East)	2.1	2.4	1.7	1.6	1.7	176	10495
10-12	**Scarborough City**	**1.7**	**1.6**	**1.4**	**1.4**	**1.2**	**373**	**31392**
13	North York (Southeast)	1.7	2.3	2.4	1.6	1.4	241	16973
14	North York (Northeast)	1.6	.8	1.0	1.8	.8	88	11523
15	North York (Southwest)	1.2	.7	1.1	2.0	.8	75	9669
16	North York (N. Central)	.7	1.0	.5	.5	.5	58	11805
17	North York (Northwest)	2.3	2.1	3.2	2.5	1.1	151	13382
13-17	**North York City**	**1.5**	**1.5**	**1.8**	**1.7**	**1.0**	**614**	**63352**
1-17	**Metropolitan Toronto**	**2.0**	**2.0**	**1.9**	**1.8**	**1.2**	**2973**	**243392**
18	Mississauga (South)	1.7	1.2	1.7	1.3	1.2	139	11644
19	Mississauga (Northwest)	5.1	3.0	2.7	1.6	1.3	50	3849
20	Mississauga (Northeast)	3.7	3.2	2.4	2.6	1.5	229	14923
18-2	**Mississauga City**	**3.1**	**2.4**	**2.2**	**2.0**	**1.4**	**419**	**30416**
21	Brampton (West)	3.6	1.5	.7	1.0	1.0	52	5329
22	Brampton (East)	4.9	3.4	2.7	.9	1.5	66	4358
21-22	**Brampton City**	**4.1**	**2.2**	**1.5**	**1.0**	**1.2**	**118**	**9687**
23	Oakville Town	2.1	2.8	1.4	1.4	.8	38	4523
24	Caledon	4.2	5.0	3.6	1.8	6.3	5	79
25	R. Hill, Vaughan, King	.2	.3	.2	.2	.2	4	1770
26	Aurora, Newm., Whit-St.	2.3	2.1	2.1	1.4	.9	15	1735
27	Markham Town	.3	.2	.0	.1	.3	3	1006
25-27	**York Region**	**1.0**	**.9**	**.9**	**.6**	**.5**	**22**	**4511**
28	Pickering, Ajax, Uxbridge	7.3	8.1	8.0	6.2	3.6	87	2396
29	Milton, Halton Hills	2.4	1.1	1.5	1.1	1.0	14	1424
30	Orangeville	1.3	1.4	1.7	2.1	3.1	24	792
31	Bradford, W. Gwillimbury	3.8	3.5	2.3	3.8	1.6	12	748
18-31	**Remaining Toronto CMA**	**3.2**	**2.5**	**2.1**	**1.8**	**1.4**	**739**	**54576**
1-31	**Toronto CMA**	**2.2**	**2.1**	**2.0**	**1.8**	**1.2**	**3712**	**29796**

* Sample too small or not available

NOTE:Totals and subtotals may not add up exactly due to rounding

SUMMARY RESULTS, BACHELOR UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1994

		PREVIOUS VACANCY RATES				OCTOBER 1994 SUMMARY			
ZONE	LOCATION	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	# VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	3.7	4.6	4.1	3.6	2.0	130	6364	$545
2	Toronto (East)	1.7	1.9	3.8	2.3	3.4	35	1025	$481
3	Toronto (North)	2.3	3.1	.9	2.0	1.4	67	4867	$540
4	Toronto (West)	4.9	4.6	4.4	2.2	2.2	100	4492	$476
1-4	**Toronto City**	**3.4**	**4.0**	**3.2**	**2.7**	**2.0**	**332**	**16748**	**$521**
5	Etobicoke (South)	.4	5.6	5.8	5.0	2.9	23	808	$456
6	Etobicoke (Central)	7.8	5.4	5.9	4.0	.0	0	203	$525
7	Etobicoke (North)	4.1	4.4	3.5	.0	.0	0	27	$467
5-7	**Etobicoke City**	**2.2**	**5.5**	**5.8**	**4.7**	**2.2**	**23**	**1038**	**$470**
8	York City	3.7	3.2	2.8	1.2	2.5	39	1555	$474
9	East York (Borough)	3.2	2.3	3.1	2.7	3.0	34	1137	$512
10	Scarborough (Central)	.8	2.0	3.3	2.0	3.1	13	415	$562
11	Scarborough (North)	1.2	3.5	1.2	1.2	1.2	1	86	$533
12	Scarborough (East)	3.4	7.4	.5	2.8	1.7	3	180	$615
10-12	**Scarborough City**	**1.6**	**3.7**	**2.3**	**2.1**	**2.5**	**17**	**681**	**$572**
13	North York (Southeast)	.0	2.5	2.8	2.0	.6	1	204	$498
14	North York (Northeast)	1.0	.0	.5	1.0	1.0	2	191	$709
15	North York (Southwest)	1.4	1.5	.8	4.4	1.5	5	331	$442
16	North York (N. Central)	.6	9.3	6.6	1.2	2.4	6	244	$467
17	North York (Northwest)	2.6	1.0	7.2	1.9	5.1	12	239	$508
13-17	**North York City**	**1.3**	**2.5**	**3.4**	**2.5**	**2.2**	**26**	**1210**	**$514**
1-17	**Metropolitan Toronto**	**3.2**	**3.8**	**3.3**	**2.6**	**2.1**	**472**	**22370**	**$516**
18	Mississauga (South)	1.7	2.3	2.3	1.3	1.6	5	311	$493
19	Mississauga (Northwest)	3.3	5.9	.0	.0	2.8	1	36	$564
20	Mississauga (Northeast)	3.2	1.2	3.7	1.5	.8	3	399	$593
18-20	**Mississauga City**	**2.6**	**1.9**	**2.9**	**1.3**	**1.2**	**9**	**746**	**$551**
21	Brampton (West)	8.0	5.2	4.3	2.6	3.2	5	156	$501
22	Brampton (East)	7.1	1.4	1.5	.0	1.3	1	79	$576
21-22	**Brampton City**	**7.8**	**4.1**	**3.4**	**1.7**	**2.5**	**6**	**235**	**$526**
23	Oakville Town	1.7	4.0	1.5	2.7	2.1	3	142	$494
24	Caledon	16.7	10.0	.0	.0	.0	0	7	*
25	R. Hill, Vaughan, King	.0	.0	.0	.0	1.3	1	100	$545
26	Aurora, Newm., Whit-St.	4.0	1.5	6.2	.0	3.4	3	82	$440
27	Markham Town	10.0	.0	.0	8.3	.0	0	12	$486
25-27	**York Region**	**2.2**	**.6**	**2.5**	**.5**	**2.1**	**4**	**193**	**$498**
28	Pickering, Ajax, Uxbridge	.0	.0	.0	7.6	.0	0	15	$534
29	Milton, Halton Hills	2.9	3.5	5.6	.0	.0	0	36	$456
30	Orangeville	4.3	.0	1.9	6.3	2.0	1	50	$454
31	Bradford, W. Gwillimbury	5.4	9.2	.0	.0	.0	0	17	$448
18-31	**Remaining Toronto CMA**	**3.5**	**2.4**	**2.8**	**1.6**	**1.6**	**23**	**1442**	**$526**
1-31	**Toronto CMA**	**3.2**	**3.7**	**3.2**	**2.6**	**2.1**	**495**	**23811**	**$516**

* Sample too small or not available

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SUMMARY RESULTS, 1-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1994

		PREVIOUS VACANCY RATES				OCTOBER 1994 SUMMARY			
ZONE	LOCATION	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	# VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	2.8	2.5	2.2	3.3	1.7	248	14311	$693
2	Toronto (East)	1.3	2.6	2.1	1.5	2.1	63	3010	$619
3	Toronto (North)	1.1	.9	.7	.7	.4	59	14873	$691
4	Toronto (West)	2.6	2.7	2.3	2.1	1.8	194	11020	$610
1-4	**Toronto City**	**2.0**	**2.0**	**1.7**	**2.0**	**1.3**	**565**	**43213**	**$666**
5	Etobicoke (South)	3.1	4.0	4.5	3.3	1.7	79	4750	$541
6	Etobicoke (Central)	1.9	2.9	2.5	2.5	1.8	77	4209	$646
7	Etobicoke (North)	2.9	5.3	3.1	.8	.5	4	755	$610
5-7	**Etobicoke City**	**2.5**	**3.6**	**3.5**	**2.7**	**1.6**	**160**	**9714**	**$592**
8	York City	2.8	2.4	1.2	1.4	1.4	109	8043	$607
9	East York (Borough)	1.2	1.4	2.4	2.4	1.4	136	9525	$610
10	Scarborough (Central)	1.7	1.4	1.3	1.5	1.0	62	6218	$612
11	Scarborough (North)	1.5	2.0	1.2	1.5	1.2	25	2036	$715
12	Scarborough (East)	1.8	3.1	1.7	1.9	1.9	58	3032	$650
10-12	**Scarborough City**	**1.7**	**1.9**	**1.4**	**1.6**	**1.3**	**144**	**11286**	**$641**
13	North York (Southeast)	2.1	2.6	3.3	2.2	1.5	89	6008	$652
14	North York (Northeast)	1.6	1.0	.9	2.0	.4	16	3693	$678
15	North York (Southwest)	.9	1.2	1.0	1.9	.9	34	3785	$595
16	North York (N. Central)	.3	.8	.6	.7	.5	21	4295	$601
17	North York (Northwest)	1.6	1.6	3.4	2.2	.7	37	5002	$608
13-17	**North York City**	**1.4**	**1.5**	**2.0**	**1.8**	**.9**	**197**	**22782**	**$627**
1-17	**Metropolitan Toronto**	**1.9**	**2.0**	**1.9**	**2.0**	**1.3**	**1311**	**104564**	**$638**
18	Mississauga (South)	1.2	1.2	1.9	1.4	1.6	78	5042	$632
19	Mississauga (Northwest)	4.3	3.2	2.5	.8	1.0	13	1299	$724
20	Mississauga (Northeast)	2.1	2.7	2.6	2.7	1.3	59	4498	$709
18-20	**Mississauga City**	**2.0**	**2.0**	**2.3**	**1.9**	**1.4**	**150**	**10839**	**$675**
21	Brampton (West)	3.6	.9	.6	.6	.7	14	2036	$633
22	Brampton (East)	2.6	3.7	1.3	.6	1.0	11	1123	$718
21-22	**Brampton City**	**3.3**	**1.8**	**.8**	**.6**	**.8**	**25**	**3159**	**$663**
23	Oakville Town	2.7	1.8	.4	1.4	.8	11	1394	$645
24	Caledon	6.6	8.7	.0	.0	7.1	2	23	$559
25	R. Hill, Vaughan, King	.2	.0	.2	.2	.0	0	651	$641
26	Aurora, Newm., Whit-St.	1.4	1.3	2.5	1.6	.3	2	681	$606
27	Markham Town	.3	.0	.0	.0	.7	3	401	$557
25-27	**York Region**	**.7**	**.5**	**1.1**	**.7**	**.3**	**5**	**1733**	**$608**
28	Pickering, Ajax, Uxbridge	1.6	2.5	1.9	1.5	.6	2	348	$686
29	Milton, Halton Hills	2.6	.5	2.4	1.8	1.4	8	546	$589
30	Orangeville	1.2	2.1	1.9	3.6	7.3	23	319	$584
31	Bradford, W. Gwillimbury	7.8	6.3	3.7	4.2	.9	2	277	$603
18-31	**Remaining Toronto CMA**	**2.2**	**1.9**	**1.8**	**1.6**	**1.2**	**228**	**18637**	**$660**
1-31	**Toronto CMA**	**1.9**	**2.0**	**1.9**	**1.9**	**1.2**	**1539**	**123201**	**$641**

* Sample too small or not available

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SUMMARY RESULTS, 2-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1994

		PREVIOUS VACANCY RATES				OCTOBER 1994 SUMMARY			
ZONE	LOCATION	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	# VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	3.6	2.9	2.5	2.5	.7	40	5872	$939
2	Toronto (East)	2.6	2.2	.4	.7	1.6	25	1585	$759
3	Toronto (North)	.8	1.2	.7	.8	.3	30	8603	$937
4	Toronto (West)	2.5	2.2	3.0	2.7	1.1	54	5012	$776
1-4	**Toronto City**	**2.6**	**1.9**	**1.7**	**1.7**	**.7**	**150**	**21072**	**$888**
5	Etobicoke (South)	1.1	1.5	2.0	1.8	1.2	57	463	$654
6	Etobicoke (Central)	.8	1.4	1.1	1.2	.8	59	7602	$786
7	Etobicoke (North)	2.9	2.9	2.3	1.9	2.2	79	3609	$833
5-7	**Etobicoke City**	**1.4**	**1.8**	**1.7**	**1.5**	**1.2**	**195**	**15842**	**$758**
8	York City	1.7	1.3	2.0	1.7	.7	47	6408	$742
9	East York (Borough)	.6	.9	1.2	.7	1.1	68	6149	$731
10	Scarborough (Central)	.9	.6	.7	.9	.6	41	6610	$701
11	Scarborough (North)	2.6	1.9	1.9	1.6	1.2	47	3786	$868
12	Scarborough (East)	2.3	1.8	1.9	1.5	1.5	88	5850	$783
10-12	**Scarborough City**	**1.8**	**1.4**	**1.4**	**1.3**	**1.1**	**176**	**16245**	**$769**
13	North York (Southeast)	1.6	2.0	1.8	1.2	1.3	110	8704	$766
14	North York (Northeast)	1.2	.5	.5	.7	.3	17	5676	$827
15	North York (Southwest)	1.5	.3	1.3	2.1	.5	25	4617	$705
16	North York (N. Central)	.7	1.0	.3	.4	.3	14	5556	$727
17	North York (Northwest)	2.3	1.9	3.0	2.7	1.1	73	6529	$703
13-17	**North York City**	**1.5**	**1.3**	**1.5**	**1.4**	**.8**	**239**	**31082**	**$748**
1-17	**Metropolitan Toronto**	**1.7**	**1.5**	**1.6**	**1.5**	**.9**	**875**	**96800**	**$782**
18	Mississauga (South)	1.3	1.2	1.3	1.3	.8	44	5486	$733
19	Mississauga (Northwest)	5.8	2.7	2.9	2.3	1.1	21	1988	$819
20	Mississauga (Northeast)	4.6	3.8	2.1	2.6	1.6	139	8710	$862
18-20	**Mississauga City**	**3.6**	**2.8**	**1.9**	**2.1**	**1.3**	**205**	**16184**	**$813**
21	Brampton (West)	3.4	1.6	.5	1.3	1.1	31	2802	$777
22	Brampton (East)	6.1	2.8	2.8	1.0	1.5	36	2382	$823
21-22	**Brampton City**	**4.5**	**2.1**	**1.4**	**1.1**	**1.3**	**67**	**5184**	**$799**
23	Oakville Town	1.7	3.8	1.8	1.3	.9	23	2536	$769
24	Caledon	.0	2.5	6.6	3.3	7.1	3	42	$652
25	R. Hill, Vaughan, King	.2	.3	.2	.3	.3	3	91	$732
26	Aurora, Newm., Whit-St.	2.4	2.7	1.5	1.1	.8	7	904	$759
27	Markham Town	.2	.3	.0	.0	.0	0	542	$640
25-27	**York Region**	**1.0**	**1.2**	**.6**	**.5**	**.4**	**10**	**2364**	**$722**
28	Pickering, Ajax, Uxbridge	2.3	1.6	2.4	1.6	.2	3	1303	$778
29	Milton, Halton Hills	2.4	1.5	.8	.7	.7	5	766	$715
30	Orangeville	1.1	1.1	.8	.6	.0	0	372	$695
31	Bradford, W. Gwillimbury	1.6	1.7	1.7	3.8	2.5	10	406	$665
18-31	**Remaining Toronto CMA**	**3.3**	**2.5**	**1.7**	**1.7**	**1.1**	**325**	**29157**	**$791**
1-31	**Toronto CMA**	**2.1**	**1.7**	**1.6**	**1.5**	**1.0**	**1200**	**125957**	**$784**

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SUMMARY RESULTS, 3-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1994

		PREVIOUS VACANCY RATES				OCTOBER 1994 SUMMARY			
ZONE	LOCATION	OCTOBER 1992	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	# VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	2.4	3.5	.4	2.3	1.2	7	632	$1186
2	Toronto (East)	.0	2.3	3.3	7.7	.0	0	78	$880
3	Toronto (North)	1.9	1.5	2.0	.8	.3	3	1116	$1450
4	Toronto (West)	5.8	5.0	5.1	6.9	1.3	11	803	$1009
1-4	**Toronto City**	**3.0**	**2.9**	**2.8**	**3.1**	**.8**	**21**	**2630**	**$1236**
5	Etobicoke (South)	2.9	9.5	.0	.0	2.7	11	408	$914
6	Etobicoke (Central)	1.5	2.0	1.0	1.2	.7	16	2241	$968
7	Etobicoke (North)	6.1	4.7	6.9	3.4	5.3	50	940	$892
5-7	**Etobicoke City**	**2.8**	**3.4**	**2.5**	**1.7**	**2.1**	**77**	**3588**	**$942**
8	York City	2.1	1.3	3.9	2.6	.3	2	786	$909
9	East York (Borough)	.5	1.5	1.0	1.8	1.2	11	950	$935
10	Scarborough (Central)	1.2	.4	.4	.0	.1	1	1057	$809
11	Scarborough (North)	2.0	1.3	1.8	1.6	1.0	7	683	$963
12	Scarborough (East)	2.1	2.4	1.2	1.0	1.9	27	1428	$859
10-12	**Scarborough City**	**1.8**	**1.5**	**1.1**	**.8**	**1.1**	**35**	**3168**	**$865**
13	North York (Southeast)	1.3	2.4	2.3	1.6	2.0	41	2048	$913
14	North York (Northeast)	2.6	1.2	2.8	4.5	2.7	53	1956	$957
15	North York (Southwest)	1.1	1.1	.3	.6	1.2	11	918	$891
16	North York (N. Central)	1.5	.5	.5	.5	1.0	17	168	$869
17	North York (Northwest)	4.2	4.8	3.1	2.7	1.9	29	1499	$841
13-17	**North York City**	**2.2**	**2.0**	**2.0**	**2.2**	**1.9**	**151**	**8107**	**$899**
1-17	**Metropolitan Toronto**	**2.3**	**2.2**	**2.1**	**2.0**	**1.5**	**297**	**19229**	**$950**
18	Mississauga (South)	6.5	.9	2.1	.4	1.5	12	802	$821
19	Mississauga (Northwest)	4.4	3.6	2.3	1.4	2.8	15	524	$906
20	Mississauga (Northeast)	3.1	1.7	3.6	2.6	2.2	28	1302	$937
18-20	**Mississauga City**	**4.5**	**1.8**	**2.9**	**1.7**	**2.1**	**55**	**2627**	**$894**
21	Brampton (West)	3.7	1.9	1.6	1.4	.3	1	319	$893
22	Brampton (East)	4.2	5.2	4.2	.9	2.4	18	743	$903
21-22	**Brampton City**	**4.0**	**3.9**	**3.3**	**1.1**	**1.8**	**19**	**1062**	**$900**
23	Oakville Town	2.2	.2	2.1	1.3	.2	1	448	$940
24	Caledon	*	.0	*	*	*	*	*	*
25	R. Hill, Vaughan, King	.0	2.1	.0	.0	.0	0	100	$905
26	Aurora, Newm., Whit-St.	8.2	2.9	2.9	4.9	4.3	3	69	$875
27	Markham Town	.0	.0	.0	.0	.0	0	51	$740
25-27	**York Region**	**2.4**	**1.8**	**.9**	**1.4**	**1.4**	**3**	**220**	**$858**
28	Pickering, Ajax, Uxbridge	16.2	19.0	18.1	14.2	11.2	82	731	$830
29	Milton, Halton Hills	.0	.0	.0	.0	1.3	1	74	$873
30	Orangeville	.0	.0	6.0	.0	.0	0	50	$834
31	Bradford, W. Gwillimbury	.0	.0	.0	2.9	.0	0	48	$614
18-31	**Remaining Toronto CMA**	**6.1**	**5.2**	**5.5**	**3.6**	**3.1**	**161**	**5268**	**$886**
1-31	**Toronto CMA**	**3.1**	**2.9**	**2.8**	**2.3**	**1.9**	**458**	**24497**	**$936**

* Sample too small or not available

NOTE:Totals and subtotals may not add up exactly due to rounding

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3+, AND ROW) TORONTO CMA, OCTOBER 1994

ZONE	LOCATION	6+ VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE
1	Toronto (Central)	422	26094	1.6	438	27225	1.6	*	*	*
2	Toronto (East)	75	4549	1.6	124	5699	2.2	0	0	.0
3	Toronto (North)	149	27780	.5	159	29548	.5	2	62	3.2
4	Toronto (West)	268	18682	1.4	359	21364	1.7	0	90	.0
1-4	**Toronto City**	**913**	**77104**	**1.2**	**1080**	**83836**	**1.3**	**4**	**163**	**2.5**
5	Etobicoke (South)	150	9571	1.6	172	10601	1.6	*	*	*
6	Etobicoke (Central)	153	14240	1.1	153	14286	1.1	0	487	.0
7	Etobicoke (North)	131	5280	2.5	133	5330	2.5	10	591	1.7
5-7	**Etobicoke City**	**434**	**29091**	**1.5**	**458**	**30217**	**1.5**	**10**	**1098**	**.9**
8	York City	167	15329	1.1	197	16794	1.2	0	116	.0
9	East York (Borough)	252	17625	1.4	252	17802	1.4	1	69	1.4
10	Scarborough (Central)	104	14134	.7	117	14306	.8	1	287	.4
11	Scarborough (North)	80	6586	1.2	80	6591	1.2	1	386	.3
12	Scarborough (East)	175	10435	1.7	176	10495	1.7	13	368	3.5
10-12	**Scarborough City**	**359**	**31155**	**1.2**	**373**	**31392**	**1.2**	**15**	**1041**	**1.4**
13	North York (Southeast)	241	16954	1.4	241	16973	1.4	3	1080	.3
14	North York (Northeast)	88	11501	.8	88	11523	.8	9	932	1.0
15	North York (Southwest)	68	9297	.7	75	9669	.8	0	0	.0
16	North York (N. Central)	48	11589	.4	58	11805	.5	*	*	*
17	North York (Northwest)	151	13330	1.1	151	13382	1.1	8	528	1.5
13-17	**North York City**	**597**	**62671**	**1.0**	**614**	**63352**	**1.0**	**20**	**2600**	**.8**
1-17	**Metropolitan Toronto**	**2722**	**232974**	**1.2**	**2973**	**243392**	**1.2**	**50**	**5087**	**1.0**
18	Mississauga (South)	137	11525	1.2	139	11644	1.2	1	247	.4
19	Mississauga (Northwest)	50	3845	1.3	50	3849	1.3	16	574	2.8
20	Mississauga (Northeast)	229	14923	1.5	229	14923	1.5	24	1091	2.2
18-20	**Mississauga City**	**417**	**30293**	**1.4**	**419**	**30416**	**1.4**	**41**	**1912**	**2.1**
21	Brampton (West)	46	5206	.9	52	5329	1.0	3	587	.5
22	Brampton (East)	66	4358	1.5	66	4358	1.5	*	*	*
21-22	**Brampton City**	**112**	**9564**	**1.2**	**118**	**9687**	**1.2**	**3**	**688**	**.4**
23	Oakville Town	38	4476	.8	38	4523	.8	0	490	.0
24	Caledon	5	74	6.8	5	79	6.3	0	0	.0
25	R. Hill, Vaughan, King	1	1699	.1	4	1770	.2	0	0	.0
26	Aurora, Newm., Whit-St.	13	1567	.8	15	1735	.9	33	453	7.3
27	Markham Town	3	1006	.3	3	1006	.3	*	*	*
25-27	**York Region**	**18**	**4272**	**.4**	**22**	**4511**	**.5**	**33**	**495**	**6.7**
28	Pickering, Ajax	87	2357	3.7	87	2396	3.6	0	85	.0
29	Milton, Halton Hills	12	1320	.9	14	1424	1.0	*	*	*
30	Orangeville	23	735	3.2	24	792	3.1	*	*	*
31	Bradford, W. Gwillimbury	4	635	.7	12	748	1.6	*	*	*
18-31	**Remaining Toronto CMA**	**715**	**53726**	**1.3**	**739**	**54576**	**1.4**	**79**	**3754**	**2.1**
1-31	**Toronto CMA**	**3438**	**286699**	**1.2**	**3712**	**297967**	**1.2**	**129**	**8841**	**1.5**

ESTIMATED PRIVATE UNIVERSE AND ASSISTED UNIVERSE AND NUMBER OF VACANT UNITS TORONTO CMA, OCTOBER 1994

ZONE	LOCATION	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE	ASSISTED VACANT	ASSISTED UNIVERSE	ASSISTED VACANCY RATE	OVERALL VACANT	OVERALL UNIVERSE	OVERALL VACANCY RATE
1	Toronto (Central)	440	27236	1.6	201	17670	1.1	641	44906	1.4
2	Toronto (East)	124	5699	2.2	66	6843	1.0	190	12542	1.5
3	Toronto (North)	161	29610	.5	15	2273	.7	176	31883	.6
4	Toronto (West)	359	21454	1.7	92	7541	1.2	451	28995	1.6
1-4	**Toronto City**	**1084**	**83999**	**1.3**	**374**	**34327**	**1.1**	**1458**	**118326**	**1.2**
5	Etobicoke (South)	172	10621	1.6	27	2358	1.1	199	12979	1.5
6	Etobicoke (Central)	153	14773	1.0	23	3833	.6	176	18606	.9
7	Etobicoke (North)	143	5921	2.4	33	4892	.7	176	10813	1.6
5-7	**Etobicoke City**	**468**	**31315**	**1.5**	**83**	**11083**	**.7**	**551**	**42398**	**1.3**
8	York City	197	16910	1.2	46	6120	.8	243	23030	1.1
9	East York (Borough)	253	17871	1.4	6	2664	.2	259	20535	1.3
10	Scarborough (Central)	118	14593	.8	34	6943	.5	152	21536	.7
11	Scarborough (North)	81	6977	1.2	60	5775	1.0	141	12752	1.1
12	Scarborough (East)	189	10863	1.7	94	9930	.9	283	20793	1.4
10-12	**Scarborough City**	**388**	**32433**	**1.2**	**188**	**22648**	**.8**	**576**	**55081**	**1.0**
13	North York (Southeast)	244	18053	1.4	16	2604	.6	260	20657	1.3
14	North York (Northeast)	97	12455	.8	8	2135	.4	105	14590	.7
15	North York (Southwest)	75	9669	.8	29	4928	.6	104	14597	.7
16	North York (N. Central)	58	11865	.5	10	2453	.4	68	14318	.5
17	North York (Northwest)	159	13910	1.1	284	9253	3.1	443	23163	1.9
13-17	**North York City**	**634**	**65952**	**1.0**	**347**	**21373**	**1.6**	**981**	**87325**	**1.1**
1-17	**Metropolitan Toronto**	**3023**	**248479**	**1.2**	**1045**	**98215**	**1.1**	**4068**	**346693**	**1.2**
18	Mississauga (South)	140	11891	1.2	9	1712	.5	149	13603	1.1
19	Mississauga (Northwest)	66	4423	1.5	8	2581	.3	74	7004	1.1
20	Mississauga (Northeast)	253	16014	1.6	9	5208	.2	262	21222	1.2
18-20	**Mississauga City**	**460**	**32328**	**1.4**	**26**	**9501**	**.3**	**486**	**41829**	**1.2**
21	Brampton (West)	55	5916	.9	2	2373	.1	57	8289	.7
22	Brampton (East)	66	4459	1.5	0	726	.0	66	5185	1.3
21-22	**Brampton City**	**121**	**10375**	**1.2**	**2**	**3099**	**.1**	**123**	**13474**	**.9**
23	Oakville Town	38	5013	.8	25	1594	1.6	63	6607	.9
24	Caledon	5	79	6.3	1	235	.4	6	314	1.9
25	R. Hill, Vaughan, King	4	1770	.2	53	3039	1.7	57	4809	1.2
26	Aurora, Newm., Whit-St.	48	2188	2.2	13	2453	.5	61	4641	1.3
27	Markham Town	3	1048	.3	4	1618	.2	7	2666	.3
25-27	**York Region**	**55**	**5006**	**1.1**	**70**	**7110**	**1.0**	**125**	**12116**	**1.0**
28	Pickering, Ajax	87	2481	3.5	4	1487	.3	91	3968	2.3
29	Milton, Halton Hills	16	1457	1.1	1	836	.1	17	2293	.8
30	Orangeville	24	829	2.9	1	233	.4	25	1062	2.4
31	Bradford, W. Gwillimbury	12	762	1.6	1	220	.5	13	982	1.3
18-31	**Remaining Toronto CMA**	**818**	**58330**	**1.4**	**131**	**24315**	**.5**	**949**	**82645**	**1.1**
1-31	**Toronto CMA**	**3841**	**306809**	**1.3**	**1176**	**122530**	**1.0**	**5016**	**429338**	**1.2**

VACANCY RATES AND RENTS BY BEDROOM TYPE BY ZONE, TORONTO CMA - OCTOBER 1994

ZONE	LOCATION	BACHELOR RENT	BACHELOR VACANCY RATE	1-BEDROOM RENT	1-BEDROOM VACANCY RATE	2-BEDROOM RENT	2-BEDROOM VACANCY RATE	3-BEDROOM RENT	3-BEDROOM VACANCY RATE	OVERALL VACANCY RATE
1	Toronto (Central)	$545	2.0	$693	1.7	$939	.7	$1186	1.2	1.6
2	Toronto (East)	$481	3.4	$619	2.1	$759	1.6	$880	.0	2.2
3	Toronto (North)	$540	1.4	$691	.4	$937	.3	$1450	.3	.5
4	Toronto (West)	$476	2.2	$610	1.8	$776	1.1	$1009	1.3	1.7
1-4	**Toronto City**	**$521**	**2.0**	**$666**	**1.3**	**$888**	**.7**	**$1236**	**.8**	**1.3**
5	Etobicoke (South)	$456	2.9	$541	1.7	$654	1.2	$914	2.7	1.6
6	Etobicoke (Central)	$525	.0	$646	1.8	$786	.8	$968	.7	1.1
7	Etobicoke (North)	$467	.0	$610	.5	$833	2.2	$892	5.3	2.5
5-7	**Etobicoke City**	**$470**	**2.2**	**$592**	**1.6**	**$758**	**1.2**	**$942**	**2.1**	**1.5**
8	York City	$474	2.5	$607	1.4	$742	.7	$909	.3	1.2
9	East York (Borough)	$512	3.0	$610	1.4	$731	1.1	$935	1.2	1.4
10	Scarborough (Central)	$562	3.1	$612	1.0	$701	.6	$809	.1	.8
11	Scarborough (North)	$533	1.2	$715	1.2	$868	1.2	$963	1.0	1.2
12	Scarborough (East)	$615	1.7	$650	1.9	$783	1.5	$859	1.9	1.7
10-12	**Scarborough City**	**$572**	**2.5**	**$641**	**1.3**	**$769**	**1.1**	**$865**	**1.1**	**1.2**
13	North York (Southeast)	$498	.6	$652	1.5	$766	1.3	$913	2.0	1.4
14	North York (Northeast)	$709	1.0	$678	.4	$827	.3	$957	2.7	.8
15	North York (Southwest)	$442	1.5	$595	.9	$705	.5	$891	1.2	.8
16	North York (N. Central)	$467	2.4	$601	.5	$727	.3	$869	1.0	.5
17	North York (Northwest)	$508	5.1	$608	.7	$703	1.1	$841	1.9	1.1
13-17	**North York City**	**$514**	**2.2**	**$627**	**.9**	**$748**	**.8**	**$899**	**1.9**	**1.0**
1-17	**Metropolitan Toronto**	**$516**	**2.1**	**$638**	**1.3**	**$782**	**.9**	**$950**	**1.5**	**1.2**
18	Mississauga (South)	$493	1.6	$632	1.6	$733	.8	$821	1.5	1.2
19	Mississauga (Northwest)	$564	2.8	$724	1.0	$819	1.1	$906	2.8	1.3
20	Mississauga (Northeast)	$593	.8	$709	1.3	$862	1.6	$937	2.2	1.5
18-20	**Mississauga City**	**$551**	**1.2**	**$675**	**1.4**	**$813**	**1.3**	**$894**	**2.1**	**1.4**
21	Brampton (West)	$501	3.2	$633	.7	$777	1.1	$893	.3	1.0
22	Brampton (East)	$576	1.3	$718	1.0	$823	1.5	$903	2.4	1.5
21-22	**Brampton City**	**$526**	**2.5**	**$663**	**.8**	**$799**	**1.3**	**$900**	**1.8**	**1.2**
23	Oakville Town	$494	2.1	$645	.8	$769	.9	$940	.2	.8
24	Caledon	*	.0	$559	7.1	$652	7.1	*	*	6.3
25	R. Hill, Vaughan, King	$545	1.3	$641	.0	$732	.3	$905	.0	.2
26	Aurora, Newm., Whit-St.	$440	3.4	$606	.3	$759	.8	$875	4.3	.9
27	Markham Town	$486	.0	$557	.7	$640	.0	$740	.0	.3
25-27	**York Region**	**$498**	**2.1**	**$608**	**.3**	**$722**	**.4**	**$858**	**1.4**	**.5**
28	Pickering, Ajax	$534	.0	$686	.6	$778	.2	$830	11.2	3.6
29	Milton, Halton Hills	$456	.0	$589	1.4	$715	.7	$873	1.3	1.0
30	Orangeville	$454	2.0	$584	7.3	$695	.0	$834	.0	3.1
31	Bradford, W. Gwillimbury	$448	.0	$603	.9	$665	2.5	$614	.0	1.6
18-31	**Remaining Toronto CMA**	**$526**	**1.6**	**$660**	**1.2**	**$791**	**1.1**	**$886**	**3.1**	**1.4**
1-31	**Toronto CMA**	**$516**	**2.1**	**$641**	**1.2**	**$784**	**1.0**	**$936**	**1.9**	**1.2**

ASSISTED VACANCY RATES AND RENTS BY BEDROOM TYPE BY ZONE, TORONTO CMA - OCTOBER 1994

ZONE	LOCATION	BACHELOR VACANCY RATE	1-BEDROOM VACANCY RATE	2-BEDROOM VACANCY RATE	3-BEDROOM VACANCY RATE	OVERALL ASSISTED VACANCY RATE OCT 1993	OVERALL ASSISTED VACANCY RATE OCT 1994
1	Toronto (Central)	1.2	.7	1.5	1.8	1.7	1.1
2	Toronto (East)	.4	.8	1.5	1.4	1.2	1.0
3	Toronto (North)	.9	.6	.3	.0	1.2	.7
4	Toronto (West)	1.3	1.2	1.5	.7	2.1	1.2
1-4	**Toronto City**	**1.0**	**.8**	**1.5**	**1.5**	**1.7**	**1.1**
5	Etobicoke (South)	1.0	.5	1.6	3.0	.9	1.1
6	Etobicoke (Central)	1.4	.3	.6	1.0	.2	.6
7	Etobicoke (North)	.9	.3	.7	.8	1.8	.7
5-7	**Etobicoke City**	**1.0**	**.4**	**.8**	**1.1**	**1.1**	**.7**
8	York City	.9	.7	.6	1.5	.6	.8
9	East York (Borough)	.0	.3	.0	.7	.2	.2
10	Scarborough (Central)	.9	.3	.4	.8	.6	.5
11	Scarborough (North)	.0	.5	.8	1.9	.5	1.0
12	Scarborough (East)	2.6	.5	.5	.5	.6	.9
10-12	**Scarborough City**	**1.6**	**.4**	**.5**	**1.0**	**.6**	**.8**
13	North York (Southeast)	1.0	.6	.6	.2	.4	.6
14	North York (Northeast)	.9	.0	.2	.2	.1	.4
15	North York (Southwest)	.2	.7	.5	.8	.2	.6
16	North York (N. Central)	.5	.2	.8	.0	.0	.4
17	North York (Northwest)	7.3	2.5	1.6	2.4	2.6	3.1
13-17	**North York City**	**3.3**	**1.2**	**1.0**	**1.4**	**1.3**	**1.6**
1-17	**Metropolitan Toronto**	**1.7**	**.7**	**.9**	**1.3**	**1.2**	**1.1**
18	Mississauga (South)	*	.2	1.2	.0	1.9	.5
19	Mississauga (Northwest)	.0	.3	.6	.0	.9	.3
20	Mississauga (Northeast)	.0	.1	.2	.1	.5	.2
18-20	**Mississauga City**	**.0**	**.2**	**.5**	**.0**	**.9**	**.3**
21	Brampton (West)	.0	.0	.2	.2	.7	.1
22	Brampton (East)	.0	.0	.0	.0	.1	.0
21-22	**Brampton City**	**.0**	**.0**	**.1**	**.1**	**.5**	**.1**
23	Oakville Town	*	.0	3.1	1.5	2.4	1.6
24	Caledon	.0	.6	.0	*	3.8	.4
25	R. Hill, Vaughan, King	*	.7	3.2	1.3	1.3	1.7
26	Aurora, Newm., Whit-St.	*	.5	.8	.2	1.6	.5
27	Markham Town	.0	.4	.2	.0	.0	.2
25-27	**York Region**	**2.5**	**.5**	**1.6**	**.7**	**1.1**	**1.0**
28	Pickering, Ajax	.0	.3	.5	.0	.2	.3
29	Milton, Halton Hills	.0	.0	.0	.5	1.0	.1
30	Orangeville	*	.0	1.4	*	.0	.4
31	Bradford, W. Gwillimbury	.0	.7	.0	*	.0	.5
18-31	**Remaining Toronto CMA**	**.5**	**.3**	**.9**	**.4**	**1.0**	**.5**
1-31	**Toronto CMA**	**1.7**	**.6**	**.9**	**1.0**	**1.1**	**1.0**

TORONTO CMA VACANCY RATES
PRIVATE APARTMENTS—THREE UNITS & OVER
1988-1994

	1988		1989		1990		1991		1992		1993		1994	
	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct	Apr	Oct
Toronto City	.4	.4	.4	.6	.8	1.3	2.0	2.0	2.5	2.5	2.4	2.1	2.1	1.3
Etobicoke	.2	.1	.2	.2	.4	.5	1.0	2.0	1.5	1.9	2.7	2.5	2.1	1.5
York City	.2	.1	.1	.3	.4	.5	1.0	1.8	1.3	2.5	2.0	1.8	1.6	1.2
East York	.1	.0	.1	.1	.2	.1	.4	.5	.5	1.1	1.3	2.0	1.9	1.4
Scarborough	.1	.1	.1	.3	.2	.6	1.1	1.8	1.9	1.7	1.6	1.4	1.4	1.2
North York	.1	.1	.1	.2	.4	.4	.7	.9	1.2	1.5	1.5	1.8	1.7	1.0
METRO TORONTO	**.2**	**.2**	**.2**	**.4**	**.5**	**.8**	**1.3**	**1.6**	**1.7**	**2.0**	**2.0**	**1.9**	**1.8**	**1.2**
Mississauga	.3	.4	.3	1.0	2.2	2.2	3.8	2.8	2.6	3.1	2.4	2.2	2.0	1.4
Brampton	.3	.3	.3	.4	.8	1.1	2.5	4.2	4.5	4.1	2.2	1.5	1.0	1.2
Oakville	.4	.4	1.2	.7	.4	.7	1.2	1.0	1.4	2.1	2.8	1.4	1.4	.8
Caledon	.0	.0	.0	.0	1.2	.0	.0	1.6	5.1	4.2	5.0	3.6	1.8	6.3
Richmond Hill	.0	.2	.1	.2	.0	.3	.9	.4	.3	.2	.3	.2	.2	.2
Aurora/Newmarket	.2	1.0	.1	.6	.3	2.1	2.4	3.6	2.3	2.3	2.1	2.1	1.4	.9
Markham	.2	.1	.0	.4	.1	.4	.0	.1	.1	.3	.2	.0	.1	.3
Ajax/Pickering	.1	.1	.6	3.3	3.3	7.2	12.7	9.2	5.8	7.3	8.1	8.0	6.2	3.6
Milton/Halton Hills	.4	.2	.0	.7	.5	.3	.9	1.3	1.4	2.4	1.1	1.5	1.1	1.0
Orangeville	.1	.0	.0	.0	.0	.4	2.8	2.3	2.8	1.3	1.4	1.7	2.1	3.1
Bradford W. Gwill	.4	.6	.0	.2	1.3	1.6	2.3	1.1	3.2	3.8	3.5	2.3	3.8	1.6
TORONTO CMA	**.2**	**.2**	**.3**	**.4**	**.7**	**1.0**	**1.6**	**1.8**	**1.9**	**2.2**	**2.1**	**2.0**	**1.8**	**1.2**

HOUSING COMPLETIONS BY TENURE
TORONTO CMA, 1986-1994

YEAR-TO-DATE/YEAR		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO						
JANUARY-DECEMBER	1986	2894	1464	1208	1725	7291
JANUARY-DECEMBER	1987	1907	3737	188	1101	6933
JANUARY-DECEMBER	1988	1538	1912	1409	1329	6188
JANUARY-DECEMBER	1989	2330	8153	1010	2193	13686
JANUARY-DECEMBER	1990	1740	5485	1532	1182	9939
JANUARY-DECEMBER	1991	1098	5333	743	1605	8779
JANUARY-DECEMBER	1992	818	2871	278	2403	6370
JANUARY-DECEMBER	1993	943	369	22	5834	7168
JANUARY-OCTOBER	1994	741	536	117	2136	3530
PEEL REGION						
JANUARY-DECEMBER	1986	6504	252	214	95	7065
JANUARY-DECEMBER	1987	8304	1217	198	184	9903
JANUARY-DECEMBER	1988	7742	1822	530	225	10319
JANUARY-DECEMBER	1989	6040	3418	1434	325	11217
JANUARY-DECEMBER	1990	3162	2955	500	824	7441
JANUARY-DECEMBER	1991	4268	1359	743	1049	7419
JANUARY-DECEMBER	1992	4613	572	0	1890	7075
JANUARY-DECEMBER	1993	3805	537	341	1020	5703
JANUARY-OCTOBER	1994	3173	484	111	767	4535
DURHAM REGION						
JANUARY-DECEMBER	1986	4211	0	116	0	4327
JANUARY-DECEMBER	1987	6812	159	446	229	7646
JANUARY-DECEMBER	1988	5854	460	41	330	6685
JANUARY-DECEMBER	1989	4890	507	640	167	6204
JANUARY-DECEMBER	1990	4319	516	471	430	5736
JANUARY-DECEMBER	1991	2767	731	266	231	3995
JANUARY-DECEMBER	1992	2601	0	40	1525	4166
JANUARY-DECEMBER	1993	1749	0	0	665	2414
JANUARY-OCTOBER	1994	2470	87	0	160	2717
YORK REGION						
JANUARY-DECEMBER	1986	7838	303	139	243	8523
JANUARY-DECEMBER	1987	10184	1359	124	275	11942
JANUARY-DECEMBER	1988	9876	1270	52	202	11400
JANUARY-DECEMBER	1989	6970	1831	3	296	9100
JANUARY-DECEMBER	1990	4218	1604	23	191	6036
JANUARY-DECEMBER	1991	3750	1619	4	1387	6760
JANUARY-DECEMBER	1992	3641	318	131	880	4970
JANUARY-DECEMBER	1993	3483	466	0	640	4589
JANUARY-OCTOBER	1994	2609	361	0	167	3137
HALTON REGION						
JANUARY-DECEMBER	1986*	1663	270	9	133	2075
JANUARY-DECEMBER	1987	4419	621	246	0	5286
JANUARY-DECEMBER	1988	3364	488	281	0	4133
JANUARY-DECEMBER	1989	2250	1375	14	0	3639
JANUARY-DECEMBER	1990	1551	597	365	26	2539
JANUARY-DECEMBER	1991	851	827	27	50	1755
JANUARY-DECEMBER	1992	1299	990	110	753	3152
JANUARY-DECEMBER	1993	1379	44	0	335	1758
JANUARY-OCTOBER	1994	1301	111	0	460	1872
TORONTO CMA						
JANUARY-DECEMBER	1986	21038	2289	1565	2169	27061
JANUARY-DECEMBER	1987	27929	6389	646	1560	36524
JANUARY-DECEMBER	1988	25050	5123	2276	1793	34242
JANUARY-DECEMBER	1989	19394	14324	2698	2981	39397
JANUARY-DECEMBER	1990	12114	10868	2620	2334	27936
JANUARY-DECEMBER	1991	10985	9074	1514	4430	26003
JANUARY-DECEMBER	1992	11573	4262	524	6043	22402
JANUARY-DECEMBER	1993	10360	1407	363	7697	19827
JANUARY-OCTOBER	1994	8830	1426	228	3415	13899

*Does not include Burlington

HOUSING STARTS BY TENURE
TORONTO CMA, 1985-1994

YEAR-TO-DATE/YEAR		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO						
JANUARY-DECEMBER	1985	3361	2178	1823	2100	9462
JANUARY-DECEMBER	1986	2587	2942	1096	676	7301
JANUARY-DECEMBER	1987	1885	6894	856	1729	11364
JANUARY-DECEMBER	1988	2035	7253	840	1737	11865
JANUARY-DECEMBER	1989	2376	6730	440	1812	11358
JANUARY-DECEMBER	1990	1124	3914	1110	774	6922
JANUARY-DECEMBER	1991	777	1096	58	2373	4304
JANUARY-DECEMBER	1992	798	656	148	5696	7298
JANUARY-DECEMBER	1993	768	369	4	2337	3478
JANUARY-OCTOBER	1994	872	460	47	1559	2938
PEEL REGION						
JANUARY-DECEMBER	1986	7936	1274	177	185	9572
JANUARY-DECEMBER	1987	8301	3001	514	368	12184
JANUARY-DECEMBER	1988	7080	2692	1586	418	11776
JANUARY-DECEMBER	1989	4892	3728	782	354	9756
JANUARY-DECEMBER	1990	2365	437	229	1047	4078
JANUARY-DECEMBER	1991	4089	230	4	1417	5740
JANUARY-DECEMBER	1992	4627	415	341	1721	7104
JANUARY-DECEMBER	1993	3373	857	111	1032	5373
JANUARY-OCTOBER	1994	4464	477	0	321	5262
DURHAM REGION						
JANUARY-DECEMBER	1986	5380	0	271	43	5694
JANUARY-DECEMBER	1987	7010	624	215	440	8289
JANUARY-DECEMBER	1988	6204	822	390	153	7569
JANUARY-DECEMBER	1989	4487	900	108	312	5807
JANUARY-DECEMBER	1990	2754	341	508	180	3783
JANUARY-DECEMBER	1991	2656	182	32	1105	3975
JANUARY-DECEMBER	1992	2091	0	0	1043	3134
JANUARY-DECEMBER	1993	1873	67	0	362	2302
JANUARY-OCTOBER	1994	2653	288	4	102	3047
YORK REGION						
JANUARY-DECEMBER	1986	10038	1431	154	172	11795
JANUARY-DECEMBER	1987	11598	2246	52	258	14154
JANUARY-DECEMBER	1988	6849	1475	84	205	8613
JANUARY-DECEMBER	1989	6414	2023	147	594	9178
JANUARY-DECEMBER	1990	2842	1192	278	473	4785
JANUARY-DECEMBER	1991	3687	256	131	1153	5227
JANUARY-DECEMBER	1992	3262	60	0	590	3912
JANUARY-DECEMBER	1993	2969	625	8	265	3867
JANUARY-OCTOBER	1994	3513	450	0	304	4267
HALTON REGION						
JANUARY-DECEMBER	1986*	2312	62	87	0	2461
JANUARY-DECEMBER	1987	4389	979	232	0	5600
JANUARY-DECEMBER	1988	2717	1189	12	0	3918
JANUARY-DECEMBER	1989	2550	675	66	76	3367
JANUARY-DECEMBER	1990	647	798	218	0	1663
JANUARY-DECEMBER	1991	933	1191	0	383	2507
JANUARY-DECEMBER	1992	1003	223	100	525	1851
JANUARY-DECEMBER	1993	1800	87	168	425	2480
JANUARY-OCTOBER	1994	1353	299	6	221	1879
TORONTO CMA						
JANUARY-DECEMBER	1986	25380	5709	1509	1033	33631
JANUARY-DECEMBER	1987	29849	12488	1789	2392	46518
JANUARY-DECEMBER	1988	20840	12834	2684	2433	38791
JANUARY-DECEMBER	1989	17664	13077	1496	2947	35184
JANUARY-DECEMBER	1990	8032	6367	1840	2484	18723
JANUARY-DECEMBER	1991	10684	2208	198	5724	18814
JANUARY-DECEMBER	1992	10711	1218	589	8252	20770
JANUARY-DECEMBER	1993	9562	1917	291	3867	15637
JANUARY-OCTOBER	1994	11586	1725	47	2398	15756

*Does not include Burlington

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1994
OCTOBER 1994

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Hamilton CMA *	40724	859	2.1	43110	1023	2.4	3142	83	2.6
Kitchener CMA *	24928	701	2.8	26122	722	2.8	4185	164	3.9
London CMA *	36343	1411	3.9	39814	1639	4.1	4946	112	2.3
Oshawa CMA *	10479	349	3.3	11138	377	3.4	1782	43	2.4
Ottawa CMA (Ontario Part) *	56985	1501	2.6	60950	1595	2.6	9750	147	1.5
St. Catharines CMA *	13883	755	5.4	16663	963	5.8	1030	39	3.8
Sudbury CMA *	8475	325	3.8	10694	459	4.3	1045	22	2.1
Thunder Bay CMA *	4333	177	4.1	5318	217	4.1	227	17	7.5
Toronto CMA *	286702	3438	1.2	297970	3712	1.2	8841	129	1.5
Windsor CMA *	12768	194	1.5	14657	230	1.6	697	12	1.7
Sub-Total CMAs	**495620**	**9710**	**2.0**	**526436**	**10937**	**2.1**	**35645**	**768**	**2.2**
CAs 50,000+ Population									
Barrie CA *	2865	32	1.1	3260	49	1.5	343	8	2.3
Belleville CA *	5279	207	3.9	6014	248	4.1	112	5	4.5
Brantford CA *	3711	119	3.2	4566	140	3.1	747	19	2.5
Cornwall CA *	2137	111	5.2	3459	208	6.0	39	0	.0
Guelph CA *	6394	103	1.6	6754	107	1.6	1246	9	.7
Kingston CA *	9677	290	3.0	11295	333	2.9	316	14	4.4
North Bay CA *	2304	80	3.5	3260	150	4.6	535	25	4.7
Peterborough CA *	4070	192	4.7	5006	230	4.6	443	8	1.8
Sarnia CA *	4985	370	7.4	5465	422	7.7	1091	101	9.3
Sault Ste. Marie CA *	4003	89	2.2	4800	117	2.4	211	3	1.4
Sub-Total CAs 50,000+	**45425**	**1593**	**3.5**	**53879**	**2004**	**3.7**	**5083**	**192**	**3.8**

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1994 OCTOBER 1994

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE	UNIVERSE	VACANCIES	VACANCY RATE
Bracebridge Town	233	9	3.9	270	12	4.6	**	**	**
Brockville CA	2040	47	2.3	2344	60	2.5	46	1	2.2
Chatham CA *	2883	115	4.0	3915	142	3.6	96	3	3.1
Cobourg CA	789	31	4.0	838	33	4.0	27	0	.0
Collingwood CA	504	11	2.3	666	22	3.3	51	12	23.5
Dunnville Town	67	1	1.5	82	2	2.7	**	**	**
Elliot Lake CA	1407	261	18.5	1423	268	18.8	343	33	9.6
Haileybury CA	203	17	8.5	371	26	7.0	**	**	**
Haldimand Town	290	0	.0	321	0	.0	**	**	**
Hawkesbury CA	414	30	7.4	633	41	6.4	**	**	**
Huntsville Town	218	19	8.8	303	25	8.3	**	**	**
Kapuskasing CA	325	37	11.5	599	61	10.1	**	**	**
Kenora CA	201	4	2.0	298	5	1.7	**	**	**
Kirkland Lake CA	457	62	13.5	925	130	14.1	**	**	**
Leamington CA *	1178	56	4.8	1270	59	4.7	29	2	6.9
Lindsay CA	1098	14	1.2	1362	22	1.6	**	**	**
Midland CA	899	26	2.9	1130	44	3.9	55	0	.0
Nanticoke City	107	2	3.0	151	6	5.6	**	**	**
Orillia CA	1087	16	1.5	1592	36	2.2	257	10	3.9
Owen Sound CA	1421	70	4.9	1872	105	5.6	**	**	**
Pembroke CA (Ontario Part)	694	10	1.4	946	17	1.7	**	**	**
Port Hope Town	311	12	3.8	319	13	4.0	**	**	**
Simcoe CA	359	7	2.0	543	11	2.0	34	0	.0
Stratford CA	1784	47	2.6	2016	58	2.9	156	0	.0
Strathroy Town	351	18	5.0	419	21	5.0	54	7	13.0
Tillsonburg CA	755	28	3.7	868	36	4.2	51	0	.0
Timmins CA	979	55	5.6	1660	113	6.8	213	19	8.9
Wallaceburg CA	383	16	4.2	464	21	4.5	97	1	1.0
Woodstock CA *	1563	35	2.2	1871	43	2.3	771	27	3.5
Sub-Total CA's etc. 10,000 to 50,000 Population	**23000**	**1056**	**4.6**	**29471**	**1432**	**4.9**	**2403**	**121**	**5.0**
Sub-Total All CAs etc.	**68425**	**2649**	**3.9**	**83350**	**3436**	**4.1**	**7486**	**313**	**4.2**
TOTAL Ontario	**564045**	**12359**	**2.2**	**609786**	**14373**	**2.4**	**43131**	**1081**	**2.5**

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

** Sample size too small or not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1984		1985		1986		1987		1988		1989		1990		1991		1992		1993		1994		
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	
Barrie	.1	.1	.0	.2	.4	.0	.1	.2	1.9	.2	.0	.1	1.8	2.1	2.7	3.1	2.4	1.1	2.8	1.7	2.8	1.1	Barrie
Belleville	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	.5	1.2	1.2	2.3	1.5	1.8	1.5	1.6	2.9	3.6	3.9	Belleville
Brantford	2.5	1.5	1.0	.4	.5	.3	.1	.2	.4	.4	.5	.3	.5	.7	1.9	2.5	1.7	2.7	2.0	4.5	4.5	3.2	Brantford
Calgary*	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	5.6	7.1	5.9	6.2	5.0	Calgary*
Chicoutimi-Jonquiere*	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	7.5	6.5	6.9	5.4	6.9	Chicoutimi-Jonquiere*
Cornwall	1.0	.6	1.2	2.8	1.3	1.2	.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	5.4	4.7	4.3	3.9	5.2	Cornwall
Edmonton*	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	5.5	6.4	9.1	8.9	Edmonton*
Guelph	.3	.2	.6	.1	.4	.1	.0	.2	.1	.1	.0	.1	.2	1.1	.3	.5	1.7	2.5	3.0	2.6	3.5	1.6	Guelph
Halifax*	.9	.4	.7	.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	5.9	7.1	6.5	7.3	7.3	Halifax*
Hamilton*	.9	.5	.4	.4	.5	.3	.3	.3	.3	.4	.4	.5	.7	1.2	1.3	1.4	2.2	2.1	2.7	2.5	2.4	2.1	Hamilton*
Kingston	.1	.1	.7	1.3	1.8	1.3	1.7	1.1	1.2	.4	.9	.3	.9	.8	1.1	1.6	2.5	1.8	3.3	2.5	3.2	3.0	Kingston
Kitchener*	.7	.6	.4	.4	.4	.2	.4	.2	.5	.4	.5	.6	1.3	1.3	4.9	4.4	4.2	4.4	5.4	4.4	4.2	2.8	Kitchener*
London*	2.4	1.0	.9	.4	.5	.7	1.0	1.0	.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	3.4	3.7	3.8	4.7	3.9	London*
Montreal*	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	8.4	6.7	8.2	6.8	7.5	Montreal*
North Bay	.5	.3	.4	.2	.3	.7	1.1	.4	.4	1.4	1.5	.4	1.7	.1	.8	.7	3.5	2.6	7.2	5.8	8.2	3.5	North Bay
Oshawa*	1.5	.3	.1	.1	.2	.2	.1	.3	.3	.4	.2	.7	1.5	1.6	3.7	3.4	4.5	6.1	5.6	4.6	4.0	3.3	Oshawa*
Ottawa-Hull*	.3	.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	1.8	2.1	2.4	3.1	3.5	Ottawa-Hull*
Ottawa*	.3	.3	.9	.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	.5	1.1	.7	1.3	1.3	1.7	1.8	2.6	2.6	Ottawa*
Hull*	.7	.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	3.8	3.8	5.1	5.2	6.9	Hull*
Peterborough	.4	.4	.6	.4	1.5	1.1	.9	.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	3.1	3.5	4.9	4.2	4.7	Peterborough
Quebec City*	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	6.7	5.3	6.2	5.9	7.1	Quebec City*
Regina*	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	4.6	3.5	4.2	3.1	Regina*
St. Catharines-Niagara*	1.0	.8	.6	.3	.7	.8	1.0	.5	1.2	1.0	1.1	.9	1.6	1.9	2.6	2.7	2.7	3.4	5.2	4.9	5.9	5.4	St. Catharines-Niagara*
St. John*	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	6.4	8.0	6.6	9.0	7.6	St. John*
St. John's*	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	5.7	7.8	9.1	10.4	6.9	St. John's*
Sarnia	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	4.2	4.5	6.1	7.7	7.4	Sarnia
Saskatoon*	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	7.7	4.4	6.8	2.7	4.0	1.8	Saskatoon*
Sault Ste. Marie	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	.5	.3	.2	.2	.7	.8	1.5	1.7	2.2	1.9	2.7	2.3	3.2	2.2	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	9.3	10.0	8.9	8.4	6.7	8.5	Sherbrooke*
Sudbury*	.9	.8	1.0	.6	1.0	.9	1.1	1.0	1.2	.3	.8	.3	.5	.7	.9	.5	2.2	2.8	5.2	3.4	4.8	3.8	Sudbury*
Thunder Bay*	1.4	.4	.4	.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	.6	1.4	.9	1.2	.7	1.7	2.4	3.2	2.4	4.3	4.1	Thunder Bay*
Toronto*	.8	.6	.5	.4	.3	.1	.1	.1	.2	.2	.2	.3	.7	.9	1.5	1.7	1.9	2.0	2.0	1.9	1.8	1.2	Toronto*
Trois Rivieres*	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	7.4	7.1	7.0	6.6	7.8	Trois Rivieres*
Vancouver*	2.4	2.2	2.8	2.2	.9	.9	2.3	1.1	1.0	.4	.5	.4	.9	.9	2.3	2.2	2.8	1.6	2.0	1.1	1.4	.8	Vancouver*
Victoria*	3.7	2.2	3.3	1.9	2.4	.6	1.1	.4	1.0	.3	.7	.2	.7	.3	1.4	.8	2.7	1.5	2.0	1.8	3.1	1.9	Victoria*
Windsor*	1.0	.7	.7	.7	.5	1.0	1.1	.7	1.1	.8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	3.0	2.7	2.3	2.2	1.5	Windsor*
Winnipeg*	1.0	.8	.9	.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	5.9	6.1	5.7	5.8	5.4	5.6	Winnipeg*
TOTAL (CMA's only)	**2.7**	**2.2**	**1.9**	**1.4**	**1.4**	**1.6**	**1.9**	**2.5**	**2.7**	**2.6**	**2.5**	**2.8**	**2.9**	**3.3**	**3.8**	**4.4**	**4.4**	**4.8**	**4.5**	**4.8**	**4.6**	**4.6**	**TOTAL (CMA's only)**

* Census Metropolitan Areas (CMA's)

*** Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY AND PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1984 APR	OCT	1985 APR	OCT	1986 APR	OCT	1987 APR	OCT	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	1992 OCT	1993 OCT	1994 OCT	
Barrie	.1	.1	.0	.2	.4	.0	.1	.2	1.7	.2	.0	.2	1.8	2.5	4.0	3.1	2.5	1.0	Barrie
Belleville	***	***	***	***	***	***	1.1	.9	1.2	1.0	.9	.4	1.0	1.1	2.0	1.3	2.4	3.3	Belleville
Brantford	1.9	1.3	.9	.6	.4	.3	.1	.1	.3	.3	.4	.3	.7	.7	1.5	2.1	3.4	2.7	Brantford
Calgary*	13.4	10.1	7.7	3.7	3.9	4.4	5.3	4.3	3.9	2.4	2.0	1.4	2.6	2.0	3.8	5.1	5.3	4.8	Calgary*
Chicoutimi-Jonquiere*	1.6	1.3	1.4	2.5	2.9	6.7	6.5	7.8	5.2	5.5	3.7	3.9	2.6	4.7	4.2	5.7	5.5	5.3	Chicoutimi-Jonquiere*
Cornwall	.5	.5	.8	1.6	.9	.8	.6	1.3	1.0	2.2	1.5	2.3	2.4	3.0	3.9	3.7	3.1	4.0	Cornwall
Edmonton*	11.2	9.7	7.9	4.9	5.1	4.6	5.8	5.8	6.8	4.5	3.8	2.4	2.8	2.0	3.5	3.8	6.1	8.7	Edmonton*
Guelph	.3	.2	.8	.2	.5	.2	.0	.2	.1	.1	.0	.1	.2	1.0	.3	2.2	2.2	1.5	Guelph
Halifax*	.8	.4	.7	.6	1.9	2.3	3.8	4.2	4.2	4.1	4.3	3.5	4.5	3.9	4.3	6.5	7.0	7.3	Halifax*
Hamilton*	.8	.7	.5	.5	.7	.6	.2	.5	.4	.5	.4	.4	.7	1.1	1.3	2.2	2.9	2.5	Hamilton*
Kingston	.2	.1	.6	1.1	1.5	1.2	1.5	1.0	1.1	.4	.8	.3	.8	.8	1.2	1.7	2.5	2.6	Kingston
Kitchener*	.6	.6	.4	.4	.4	.2	.4	.2	.4	.4	.5	.5	1.2	1.3	4.4	4.0	4.0	2.5	Kitchener*
London*	2.2	1.0	.9	.4	.6	.6	.9	.9	.8	1.9	2.8	2.5	2.9	2.6	3.7	3.2	3.5	3.6	London*
Montreal*	2.5	2.4	1.9	1.6	1.3	1.8	1.6	3.4	3.8	3.8	3.6	4.7	4.5	5.6	5.3	7.8	7.6	6.9	Montreal*
North Bay	.4	.2	.3	.1	.2	.5	.8	.3	.3	1.0	1.1	.4	1.2	.1	.6	1.8	3.8	2.2	North Bay
Oshawa*	1.3	.3	.1	.1	.2	.2	.1	.3	.2	.3	.2	.6	1.2	1.3	3.1	5.1	4.0	2.7	Oshawa*
Ottawa-Hull*	.3	.3	1.0	1.2	2.0	2.6	2.6	2.7	2.7	1.9	2.0	1.6	2.0	1.1	1.7	1.6	2.1	3.0	Ottawa-Hull*
Ottawa*	.2	.3	.8	.7	1.3	1.7	1.8	1.4	1.7	1.5	1.8	1.3	1.8	.4	.9	1.2	1.5	2.3	Ottawa*
Hull*	.6	.7	2.1	3.5	4.8	6.4	6.2	8.6	6.1	3.9	3.0	2.7	3.2	3.8	4.8	3.4	4.5	5.8	Hull*
Peterborough	.3	.3	.4	.3	1.2	.9	.9	.4	2.5	1.7	1.7	.9	1.3	1.8	2.0	2.4	3.8	3.5	Peterborough
Quebec City*	2.8	1.6	1.1	1.4	1.3	2.7	2.6	4.8	4.5	4.5	3.7	3.9	3.7	5.3	4.1	6.1	5.3	6.5	Quebec City*
Regina*	2.8	1.6	3.5	2.7	4.6	2.9	3.5	2.2	4.2	4.7	7.1	5.5	6.5	4.4	4.8	3.1	3.1	2.7	Regina*
St. Catharines-Niagara*	.9	.8	.6	.3	.6	.7	.9	.5	1.0	.8	1.0	.7	1.4	1.7	2.2	3.0	4.0	4.5	St. Catharines-Niagara*
St. John*	3.8	3.8	3.8	2.5	4.6	4.4	5.0	4.3	3.7	3.4	3.7	2.4	2.1	2.9	3.8	5.5	6.0	8.1	St. John*
St. John's*	3.8	1.5	2.9	1.6	5.8	3.9	7.2	7.8	8.5	7.0	6.0	4.0	4.0	1.3	4.0	4.5	7.5	6.0	St. John's*
Sarnia	3.1	2.6	2.6	2.2	4.1	5.7	5.6	5.8	4.3	2.6	2.3	2.3	2.5	2.2	2.3	3.7	5.4	6.6	Sarnia
Saskatoon*	4.3	1.2	3.2	2.3	5.0	2.6	4.1	4.0	7.6	7.8	9.1	7.9	9.1	6.9	7.3	4.0	2.4	1.7	Saskatoon*
Sault Ste. Marie	2.1	1.3	1.4	.8	1.7	3.8	3.7	2.3	.5	.3	.3	.2	.6	.7	1.3	1.6	1.7	1.7	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	4.4	6.1	6.0	7.9	7.1	8.9	7.3	9.9	9.1	9.6	7.7	7.9	Sherbrooke*
Sudbury*	.7	.6	.8	.5	.9	.7	.8	.8	.9	.4	.6	.2	.4	.5	.8	2.2	2.7	3.3	Sudbury*
Thunder Bay*	1.0	.3	.3	.4	.7	1.6	2.2	1.6	1.5	.9	1.2	.4	.9	.6	.8	1.7	1.7	2.6	Thunder Bay*
Toronto*	.8	.6	.6	.4	.4	.1	.2	.1	.2	.1	.2	.3	.6	.7	1.3	1.8	1.7	1.1	Toronto*
Trois Rivieres*	2.3	1.9	2.0	1.8	2.3	5.8	5.5	8.0	6.2	5.6	5.2	5.0	5.4	7.2	7.1	7.2	6.3	7.0	Trois Rivieres*
Vancouver*	2.1	2.1	2.6	2.1	.8	.9	2.1	1.0	.9	.4	.4	.4	.8	.8	2.0	1.4	1.0	.7	Vancouver*
Victoria*	3.5	2.1	3.0	1.8	2.3	.6	1.0	.3	1.0	.3	.6	.2	.7	.3	1.3	1.4	1.6	1.8	Victoria*
Windsor*	1.1	.9	.7	.7	.5	.8	1.0	.5	.9	.6	.9	.9	1.8	1.8	3.0	2.6	2.0	1.7	Windsor*
Winnipeg*	1.0	.8	.8	.9	1.1	1.5	1.8	2.5	2.7	3.9	4.2	6.0	5.3	5.9	3.5	5.9	5.8	5.4	Winnipeg*
TOTAL (CMA's only)	**2.5**	**2.1**	**1.9**	**1.4**	**1.4**	**1.6**	**1.8**	**2.2**	**2.5**	**2.3**	**2.3**	**2.5**	**2.7**	**3.0**	**3.4**	**4.3**	**4.3**	**4.1**	**TOTAL (CMA's only)**

* Census Metropolitan Areas (CMA's)

*** Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1984 APR	OCT	1985 APR	OCT	1986 APR	OCT	1987 APR	OCT	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	1992 OCT	1993 OCT	1994 OCT	
Barrie	***	***	***	***	***	***	0	0	0	0	.0	4	1.9	3.8	8.9	6.4	3.9	.9	Barrie
Belleville	***	***	***	***	***	***	0	0	0	0	.0	0	.0	.0	.0	.0	.0	.2	Belleville
Brantford	1	9	6	1.2	0	.0	0	0	1	.0	.1	4	1.1	.8	.5	.4	.2	1.0	Brantford
Calgary*	9.7	13.4	13.1	10.2	9.3	8.1	5.0	4.6	4.3	2.9	3.7	2.5	1.2	1.7	1.1	1.8	1.9	2.9	Calgary*
Chicoutimi-Jonquiere*	.8	.4	4	1.0	.6	1.6	1.1	1.7	.9	.5	.3	1.1	.4	1.4	.6	1.3	2.2	1.8	Chicoutimi-Jonquiere*
Cornwall	0	3	.4	.0	4	2	.0	1.5	0	1.6	1.2	.9	.6	.9	1.0	.3	.7	1.6	Cornwall
Edmonton*	8.8	11.9	13.2	10.5	11.1	9.5	8.2	7.5	6.7	5.5	5.7	4.9	4.4	3.7	3.9	1.9	3.4	6.4	Edmonton*
Guelph	.5	.2	3.2	1.2	1.3	1.0	0	.1	0	0	0	.0	.0	.0	.0	.0	.1	.8	Guelph
Halifax*	4	7	6	4	1.6	2.4	2.8	3.1	1.8	3.3	4.2	4.4	6.1	5.6	5.2	9.6	9.6	7.8	Halifax*
Hamilton*	7	1.4	1.2	1.0	2.0	2.2	1	1.4	1.0	.8	4	1	.6	.7	1.1	2.9	5.0	4.5	Hamilton*
Kingston	4	.0	.1	.2	0	6	.4	.5	.6	3	.5	.1	.1	.7	1.3	1.1	2.6	.6	Kingston
Kitchener*	.2	1	1	2	.0	.1	0	0	.1	.0	.1	0	.1	1.1	.9	1.0	1.5	.6	Kitchener*
London*	3	7	1.2	.7	9	1	.2	.1	1	0	.0	.2	.4	.1	.3	1.3	1.0	1.4	London*
Montreal*	2.0	1.8	1.4	1.3	1.4	1.8	.6	1.2	2.4	1.9	1.6	2.0	3.9	2.5	2.7	3.4	3.3	2.7	Montreal*
North Bay	.0	.0	.0	.0	.0	.0	.0	.0	2	.0	.0	.3	.0	.3	.2	.1	.0	.1	North Bay
Oshawa*	0	.0	1	0	0	.1	.0	.0	1	.0	.0	.1	.1	.2	.6	1.2	2.0	.5	Oshawa*
Ottawa Hull*	.1	.1	5	5	.5	.3	4	5	.5	.9	.9	1.3	.9	.7	.7	.9	.7	.9	Ottawa Hull*
Ottawa*	0	.0	.3	.3	.4	1	.2	.1	.4	7	.8	1.4	1.0	.3	.3	.6	.4	.8	Ottawa*
Hull*	.2	.3	1.0	.9	1.0	.8	.9	1.6	1.2	1.3	1.2	.9	.5	2.1	2.2	1.9	2.0	1.3	Hull*
Peterborough	0	.0	.0	.0	.2	3	1.0	.0	.7	3	.9	.4	.4	.3	.2	.5	.5	.1	Peterborough
Quebec City*	.3	.1	1	.3	.3	.3	.4	5	.9	1.2	2.1	.9	1.2	1.7	1.5	2.4	.8	3.5	Quebec City*
Regina*	1.5	3	1.5	.8	7	.5	.4	.3	1.0	1.3	2.3	1.0	1.2	1.1	1.0	1.0	1.3	.8	Regina*
St. Catharines-Niagara*	4	5	.2	1	1	2	.0	.3	.2	.2	.6	3	.6	7	.6	1.7	1.1	1.5	St. Catharines-Niagara*
St. John*	1.6	1.5	2.4	1.1	3.3	3.4	3.9	4.6	3.4	3.2	2.2	.5	1.5	1.9	2.5	3.1	4.5	9.3	St. John*
St. John's*	1	.3	.2	.4	.1	2	.7	.2	1.1	1.7	1.3	1.4	1.6	.5	1.2	1.2	.4	1.9	St. John's*
Sarnia	.0	.0	.0	.5	.3	.0	.4	1.2	.7	.0	.0	.0	.6	.0	.0	.0	.1	1.4	Sarnia
Saskatoon*	.2	1.5	.7	.5	.0	.9	.2	2.1	.3	.5	1.4	.9	1.1	2.4	1.3	1.3	.6	.4	Saskatoon*
Sault Ste. Marie	1.8	.8	1.0	.1	1.3	2.1	.4	1.4	.5	.2	.7	.2	.4	.1	.5	.9	.0	.1	Sault Ste. Marie
Sherbrooke*	***	***	***	.0	.1	1	.1	1.5	.2	2.2	2.7	5.0	3.3	4.7	3.2	6.1	3.2	2.9	Sherbrooke*
Sudbury*	.1	.3	.3	.0	.7	2	.2	.3	.1	.4	.0	.0	.0	.1	.2	.3	.5	1.5	Sudbury*
Thunder Bay*	.1	.1	.0	.0	.0	.0	.1	.4	.1	.2	.7	.0	.0	.0	.1	.4	.4	.2	Thunder Bay*
Toronto*	.7	.8	.8	.7	6	.1	.2	.0	.0	.1	.0	.1	.2	.2	.6	1.2	1.1	1.0	Toronto*
Trois Rivieres*	.3	.1	.1	.3	.0	.4	1.1	1.1	1.7	2.4	2.0	1.9	.9	2.1	4.4	6.1	3.1	3.3	Trois Rivieres*
Vancouver*	5	1.7	.8	1.1	.4	.4	.9	.4	.5	.4	.2	.2	.2	.5	.7	.4	.5	.2	Vancouver*
Victoria*	.4	.3	.2	.7	.9	.7	.6	.1	.9	.3	.2	.1	.0	.3	.4	.6	.5	.7	Victoria*
Windsor*	1.3	1.6	.7	.5	.6	.5	.6	.1	4	.1	.7	.8	.7	.7	1.2	1.8	1.2	2.0	Windsor*
Winnipeg*	1.0	1.1	.6	.8	.9	1.0	.8	1.2	1.8	2.4	2.5	3.8	3.8	3.7	4.4	5.2	5.7	4.6	Winnipeg*
TOTAL (CMA's only)	1.3	1.6	1.5	1.3	1.3	1.2	.9	.9	1.1	1.0	1.1	1.1	1.4	1.3	1.5	2.1	2.0	2.0	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

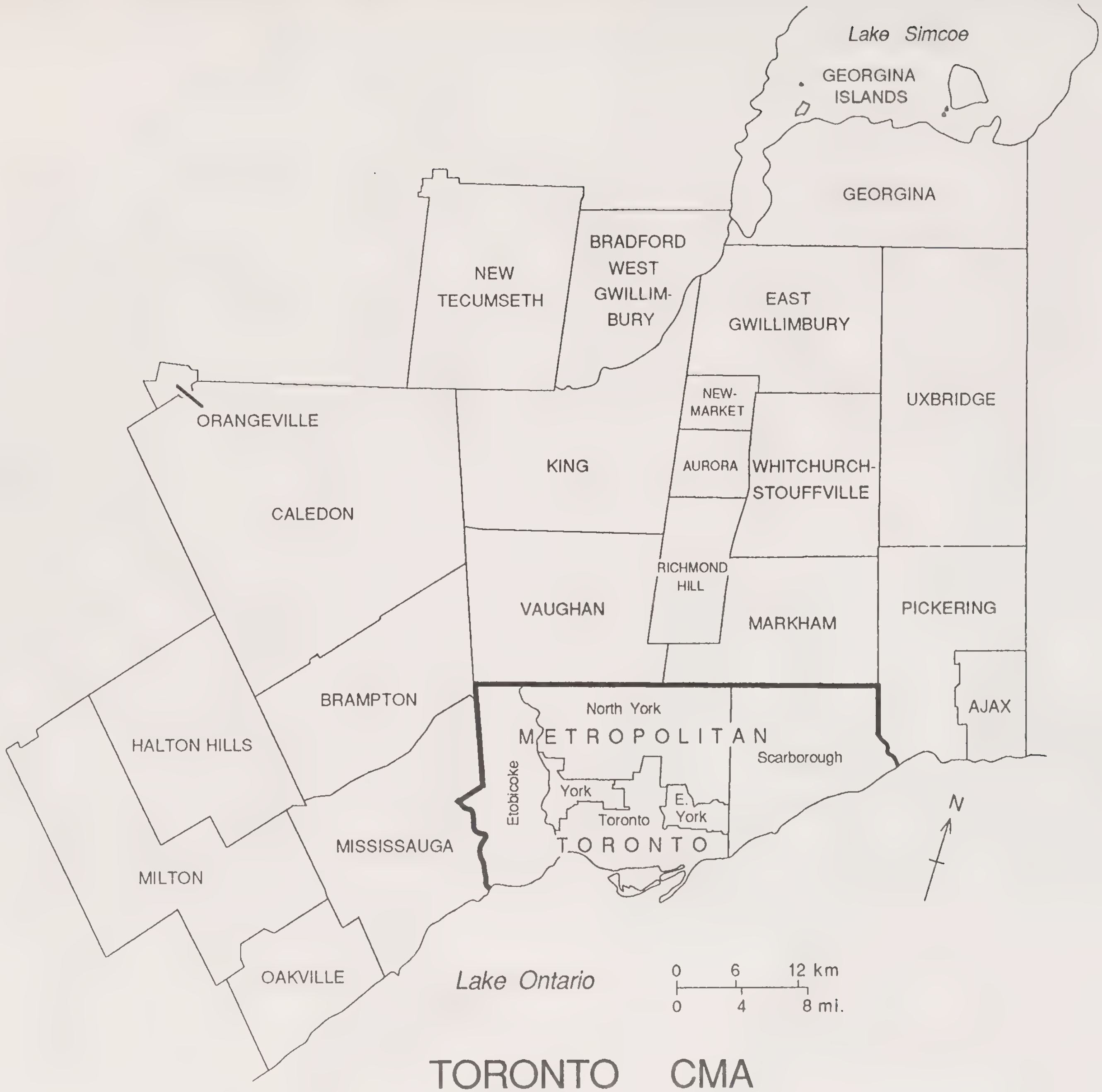
TORONTO CMA ZONE BOUNDARIES

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2.11-17.30-39. 59-68. 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29. 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10. 40-58. 93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353. 369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333. 354-368. 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307. 321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299. 308-310. 317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296. 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515. 540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516.550
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532

TORONTO CMA ZONE BOUNDARIES (continued)

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
21	Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576.03
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill					420-424
	Vaughan					410-413
	King					460-461
26	Aurora					440-442
	Newmarket					450-452
	Whitchurch-Stouffville					430-431
	East Gwillimbury					455-456
	Georgina Township					470-475
	Georgina Island					476
27	Markham Town					400-403
28	Pickering*					800-801, 803-804 807, 805*, 806*, 820*
	Ajax*					810-812, 805*, 806*, 820*
	Uxbridge					830-832
29	Milton					620-626
	Halton Hills					630-639
30	Orangeville					590-592
31	Bradford West Gwillimbury					480-482
	New Tecumseth					484-483

* Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary


Lake Simcoe
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WHITCHURCH-STOUFFVILLE
KING
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
AJAX
BRAMPTON
HALTON HILLS
North York
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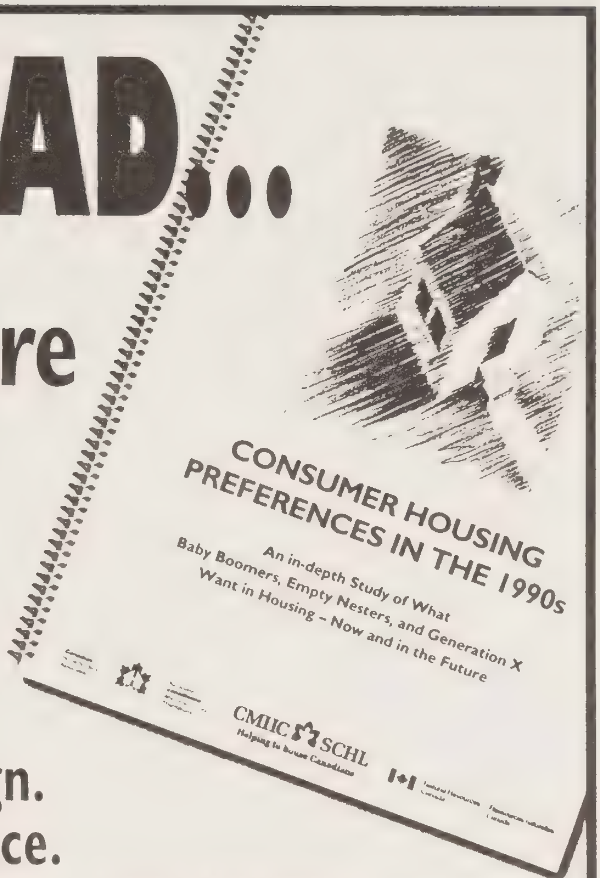
TORONTO CMA

READ...

Before you dig.



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April 1995

Toronto CMA

RENTAL MARKET REPORT

HIGHLIGHTS OF THE APRIL 1995 RENTAL MARKET SURVEY

- The vacancy rate in April 1995 was 1.0% for privately initiated rental apartment structures with three or more units in the Toronto CMA.

- The vacancy rate is down from the 1.8% in April 1994 and 1.2% in October 1994.

- Toronto's 1.0% vacancy rate is the lowest vacancy rate for Metropolitan Areas in Canada.

- Vacancy rates in Census Metropolitan Areas (CMAs) in Canada were lowest in Toronto (1.0%), Vancouver and Windsor (1.3%), and Saskatoon (2.3%). Canada's highest vacancy rate was recorded in Edmonton (10.2%).

- 2,500 rental units will be completed in 1995, about half the level of demand in the Toronto market.

- The vacancy rate is forecast to fall to 0.7% in October 1995 and again to 0.4% in April 1996.

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July1995

CMHC RENTAL MARKET SURVEY — Toronto CMA

APRIL 1995

We are pleased to provide you with the results of our semi-annual Rental Market Survey for the Toronto Census Metropolitan Area (CMA).

The rental universe surveyed includes buildings containing three or more self-contained units and row structures. Only privately initiated rental structures were surveyed in the April 1994 survey.

Vacancy rates for privately initiated units were recorded in the April 1994 survey for the Toronto CMA.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 789-8707.

J.A. Jarvis
Manager
Toronto Branch

VACANCY RESULTS

Demand is outpacing supply in the Toronto rental apartment market, as the vacancy rate continues to decline in the Toronto Census Metropolitan Area (CMA). In April 1995, the vacancy rate was 1.0%, down from 1.2% recorded in October 1994, and the 1.8% recorded a year ago. Most submarkets within the Toronto CMA recorded no change or a slight decline in vacancy rates over the past six months.

The 1.0% rate means that of every 100 privately initiated rental apartments in structures of three or more units, 1 was vacant and available for rent. Out of a total supply of 297,236 private rental apartments, 3,077 were vacant and available for immediate rental during the survey period of April 3rd to April 13th, 1995. This is down substantially from the 5,472 units vacant just a year ago.

In most submarkets within the Toronto CMA, the vacancy rate has remained stable or has fallen slightly. Vacancy rates within Metropolitan Toronto ranged from 0.8% in Scarborough, North York, and East York, to 1.4% in the City of Toronto.

Outside of Metro Toronto, vacancy rates fell in Mississauga, Brampton, Ajax/Pickering, and Markham. The vacancy rate in Markham (0.1%) continues to be the lowest in the Toronto CMA as well as the lowest in the country.

The following is a list of the vacancy rates for privately initiated apartment structures of three or more units within the Toronto CMA:

VACANCY RATES IN THE TORONTO CMA
PRIVATE APARTMENTS — THREE UNITS AND OVER
APRIL 1994-1995

Municipality/Area	April 1994	October 1994	April 1995
Toronto (City)	2.1%	1.3%	**1.4%**
Etobicoke	2.1%	1.5%	**1.0%**
York (City)	1.6%	1.2%	**1.2%**
East York	1.9%	1.4%	**0.8%**
Scarborough	1.4%	1.2%	**0.8%**
North York	1.7%	1.0%	**0.8%**
Metropolitan Toronto	1.8%	1.2%	**1.1%**
Mississauga	2.0%	1.4%	**0.9%**
Brampton	1.0%	1.2%	**0.7%**
Oakville	1.4%	0.8%	**1.6%**
Markham	0.0%	0.3%	**0.1%**
Richmond Hill/Vaughan	0.2%	0.2%	**0.5%**
Aurora/Newmarket	1.4%	0.9%	**1.5%**
York Region	0.6%	0.5%	**0.8%**
Ajax/Pickering	6.2%	3.6%	**0.7%**
Toronto CMA	1.8%	1.2%	1.0%

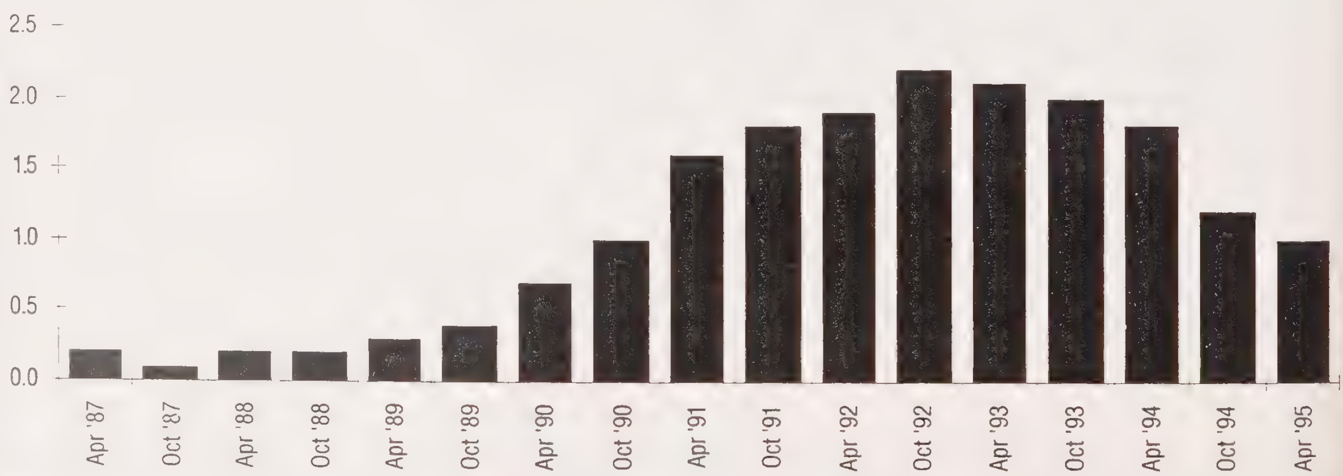
Vacancy rates by bedroom type have shown some change over the past six months, particularly for larger units, while bachelor and 1-bedroom vacancy rates have remained stable. Larger unit (2 and 3-bedroom) vacancy rates fell over the past six months, as doubling up continues to be strong and demand for family rental units builds momentum. A lower number of units coming on stream should contribute to further declines in vacancy rates for all bedroom types in the next six months, with larger unit types experiencing the lowest vacancy rates.

VACANCY RATES BY BEDROOM TYPE — HISTORICAL COMPARISON
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

SURVEY DATE	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
1987 — APRIL	.5	.1	.2	.1	.2
OCTOBER	.2	.1	.1	.1	.1
1988 — APRIL	.3	.2	.2	.2	.2
OCTOBER	.3	.2	.2	.4	.2
1989 — APRIL	.3	.2	.2	.3	.3
OCTOBER	.6	.4	.4	.5	.4
1990 — APRIL	.7	.6	.7	.8	.7
OCTOBER	1.4	.8	.9	1.4	1.0
1991 — APRIL	2.4	1.4	1.6	2.3	1.6
OCTOBER	2.7	1.5	1.9	2.1	1.8
1992 — APRIL	3.3	1.8	1.7	2.2	1.9
OCTOBER	3.2	1.9	2.1	3.1	2.2
1993 — APRIL	3.7	2.0	1.7	2.9	2.1
OCTOBER	3.2	1.9	1.6	2.8	2.0
1994 — APRIL	2.6	1.9	1.5	2.3	1.8
OCTOBER	2.1	1.2	1.0	1.9	1.2
1995 — APRIL	2.1	1.1	0.7	0.8	1.0

TORONTO CMA VACANCY RATES, 1987-1995

Private Apartments - Three Units And Over



ANALYSIS OF VACANCIES AND RENTS BY AGE OF STRUCTURE

Analysis of vacancy rates by age of structure confirm that the private rental market has become more competitive. Only a couple of years ago, vacancy rates were highest in newer buildings (built after 1975). This has now changed as landlords have responded to the market. In fact, for buildings completed after 1984 (for all types of units), the vacancy rate has fallen consistently from 9.8% in 1991 to 1.1% in 1995. In October 1991, the 9.8% vacancy rate in new buildings was sharply higher than the average rate of 1.8% in all buildings. By April 1995, new buildings have almost the same vacancy rate as all buildings—1.1% versus 1.0%.

In contrast, older buildings built before 1940 have consistently had above average vacancy rates for all bedroom types. Newer buildings offer more amenities and modern conveniences compared to older buildings, and older buildings tend to have fewer amenities and require more maintenance. Tenants now seem to believe that newer buildings are a better value for their renting dollar.

Vacancy rates for newer buildings have become more similar to buildings constructed between 1960 and 1974, as many older buildings have increased rents by the maximum guideline each year. As rents have dropped in new buildings, the gap between newer and older buildings has been reduced. This was discussed in the October 1994 survey when rent information was captured, and more information will be available in the October 1995 when we survey rents again.

VACANCY RATES BY AGE OF STRUCTURE
PRIVATE APARTMENTS — THREE UNITS & OVER
TORONTO CMA, 1991 - 1995

COMPLETION		VACANCY RATES				
	DATE	Oct 1991	Oct 1992	Oct 1993	Oct 1994	Apr 1995
BACHELOR	BEFORE 1940	4.9%	4.5%	5.9%	4.2%	4.8%
	1940-1959	1.9%	3.1%	3.2%	1.9%	2.0%
	1960-1974	2.1%	2.4%	1.9%	1.7%	1.3%
	1975-1984	3.4%	4.1%	3.9%	0.7%	1.4%
	AFTER 1984	5.5%	6.2%	4.5%	4.4%	2.9%
1-BEDROOM	BEFORE 1940	3.1%	4.5%	3.1%	2.2%	3.2%
	1940-1959	0.9%	2.0%	1.8%	1.5%	1.1%
	1960-1974	0.7%	1.0%	1.6%	1.1%	0.9%
	1975-1984	4.8%	4.2%	2.7%	0.8%	1.0%
	AFTER 1984	6.7%	6.3%	3.4%	2.8%	2.3%
2-BEDROOM	BEFORE 1940	2.9%	4.2%	2.3%	1.1%	1.8%
	1940-1959	1.0%	1.3%	1.6%	0.8%	1.0%
	1960-1974	0.5%	0.9%	0.9%	0.8%	0.5%
	1975-1984	3.8%	5.7%	3.4%	1.8%	1.3%
	AFTER 1984	11.6%	4.7%	3.0%	0.9%	0.6%
3-BEDROOM	BEFORE 1940	2.3%	4.0%	2.1%	0.8%	3.0%
	1940-1959	2.0%	2.1%	2.1%	1.3%	0.7%
	1960-1974	.8%	1.4%	1.5%	1.1%	0.6%
	1975-1984	4.5%	7.6%	6.3%	4.5%	1.4%
	AFTER 1984	6.6%	6.7%	1.9%	2.7%	1.7%
ALL TYPES	BEFORE 1940	3.4%	4.4%	3.4%	2.2%	3.1%
	1940-1959	1.1%	1.9%	1.9%	1.3%	1.2%
	1960-1974	0.7%	1.1%	1.3%	1.0%	0.7%
	1975-1984	4.2%	5.4%	3.7%	1.7%	1.2%
	AFTER 1984	9.8%	5.3%	3.0%	1.6%	1.1%

All age categories, except for the oldest buildings, experienced declines in vacancy rates in April 1995. Vacancy rates for post-1940 buildings show a very limited range, from 0.7% to 1.2%, indicating the competitiveness of the market. The trend is expected to continue downward for all buildings regardless of age, as the market gets even tighter over the next year.

RENTAL HOUSING DEMAND

Rental demand is currently increasing at approximately 5,000 units per year and is expected to expand gradually during the next decade. An increasing number of immigrants and a gradual economic recovery will lead to the formation of additional households, which should bolster rental demand in the short to medium term.

Immigration continues to fuel demand for rental housing. Net migration has been creating new households, which has been been positive for the market, but has also contributed to the declining vacancy rate. In the Toronto area, net migration was about 37,000 in 1994 and will remain at that level in 1995. This will create many more renter households, and put some pressure on both rental and ownership markets in the next year.

The gradually improving economy will also increase demand, as job growth encourages household formation, and most new households choose rentals as their first step into the housing market. There is a residual of uncertainty in the employment market, in both the public and private sectors. This may tend to increase demand in the rental market. Some potential homebuyers may delay their ownership decision or some may move from ownership to rental if their employment situation becomes less secure.

Demographics tend to support more growth in the ownership market as the traditional renters aged 20-34 are now a smaller segment of the population. However, net migration and employment should continue to fuel rental demand, despite lower numbers of "younger" renters.

NEW HOUSING SUPPLY

In recent years, the only substantial additions to Toronto's rental housing supply have been through assisted rental housing construction. This supply has tapered off and the future of assisted activity is now uncertain. In June 1995, a freeze was placed on new provincially assisted projects, and a review of the existing policy is underway. Regardless of the outcome of that review, the number of assisted units entering the market will be reduced compared to the last couple of years, because the rate of new construction has fallen sharply in 1994 and 1995. This will contribute to a reduction of vacancy rates over the next year.

In 1992 and 1993, the new supply of rental housing exceeded demand as 14,627 units were completed. Demand over this time was about 10,000-12,000 units. However, there were also some deletions from the rental supply, notably conversions of rented condominiums to homeowner occupancy. This partially offset the addition to the supply, allowing the vacancy rate to decline.

Over the 1995/1996 period, about 5,000 rental units will be added to the stock, while demand will be in the 10,000 to 12,000 range. At this time, there are fewer new condominiums that can be offered as rental units. In April 1992, there were 2,225 vacant and unoccupied condominiums within the market. In April 1995, this number has dwindled to about 700 units.

CMHC's Condominium Survey, which monitors the component of rental units in condominium buildings, also suggests that rental condominiums are being rented quickly and the vacancy rate is similar to the private and assisted markets, at about 1%.

The lower level of standing inventory of vacant condominiums has given new life to the condominium market. All areas of the Greater Toronto Area experienced an increase in the number of condominium completions in 1994 with further increases expected in 1995. Developers are offering a variety of modest condominium options, which are increasingly competitive with rentals, due to their pricing and modest common charges. This housing option may serve as an alternative to renting, and it will help to relieve pressure in the rental market. Single-detached completions have also increased in 1994, but a slowdown in single activity is expected for 1995 due to slow sales in the past six months. This slowdown has been felt in the rental market, as fewer renters have moved to homeownership.

Another alternative source of rental supply is accessory apartments. Because first-time homebuying activity has been very strong in the 1990s, there are large numbers of owners who could create basement apartments, and would find the additional income helpful to cover mortgage costs. As the rental market tightens, it will be easier for homeowners to find tenants and attainable rents are likely to increase. This combination should encourage the creation of more accessory apartments in the short term, helping to relieve the pressures on the rental market.

Regionally, rental housing completions have remained strongest in Metro Toronto, where the majority of assisted

rental housing has been built. In 1994, all regional municipalities have shown a decline in the number of assisted rental completions compared with 1993, except for Halton Region. Completions of both assisted and private rental completions will be much lower in all areas in 1995 compared to 1994.

HOUSING COMPLETIONS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA

		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-DECEMBER	1985	15594	704	1943	1640	19881
JANUARY-DECEMBER	1986	21038	2289	1565	2169	27061
JANUARY-DECEMBER	1987	27929	6389	646	1560	36524
JANUARY-DECEMBER	1988	25050	5123	2276	1793	34242
JANUARY-DECEMBER	1989	19394	14324	2698	2981	39397
JANUARY-DECEMBER	1990	12114	10868	2620	2334	27936
JANUARY-DECEMBER	1991	10985	9074	1514	4430	26003
JANUARY-DECEMBER	1992	11573	4262	524	6043	22402
JANUARY-DECEMBER	1993	10360	1407	363	7697	19827
JANUARY-DECEMBER	1994	11526	1660	243	3946	17375
JANUARY-APRIL	1995	3548	715	112	1052	5427

The outlook for rental housing supply in 1995 is for a decline for the second consecutive year. At a minimum, 2,000 rental units will be started in 1995, which is down 20 per cent from 1994, and down 52 per cent from 1993. In the Toronto CMA, assisted rental starts have slowed considerably, while the number of private rental starts made up only 2 per cent of all rental starts in 1994.

The housing market includes both rental and ownership supply. The ownership market and the rental market are interconnected. A tight rental market can spur growth in the ownership market or can add pressure to create new types of housing. Alternatively, strong homeowner activity reduces demand for rentals. Housing starts data show future supply, and what will be offered to the market in the short term.

From 1993 to 1994, total housing starts were up in all regional municipalities except for Halton Region. Total housing starts were:

- up 18% in the Toronto CMA;
- up 1% in Metro Toronto;
- up 12% in Peel Region;
- up 50% in Durham Region;
- up 34% in York Region; and
- down 12% in Halton Region;

Housing starts were weaker in the first half of 1994 and stronger in the second half. In the first half of 1995, starts were also weak and expected to be weak for the rest of the year.

HOUSING STARTS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA

		FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-DECEMBER	1985	19694	2765	2152	2667	27278
JANUARY-DECEMBER	1985	19694	2765	2152	2667	27278
JANUARY-DECEMBER	1986	25380	5709	1509	1033	33631
JANUARY-DECEMBER	1987	29849	12488	1789	2392	46518
JANUARY-DECEMBER	1988	20840	12834	2684	2433	38791
JANUARY-DECEMBER	1989	17664	13077	1496	2947	35184
JANUARY-DECEMBER	1990	8032	6367	1840	2484	18723
JANUARY-DECEMBER	1991	10684	2208	198	5724	18814
JANUARY-DECEMBER	1992	10711	1218	589	8252	20770
JANUARY-DECEMBER	1993	9562	1917	291	3867	15637
JANUARY-DECEMBER	1994	13632	2265	47	2499	18443
JANUARY-APRIL	1995	2930	1455	0	603	4988

THE ECONOMY

Employment grew rapidly from 2,040,000 in May 1994, peaked in April 1995 at 2,118,000, then dropped in May 1995 to 2,108,000. The unemployment rate, in an opposite pattern, fell over the same period, and then increased to 8.9% in May 1995. Uncertainty in the employment market has had a tremendous effect on the Toronto rental market. Uncertainty has kept demand for rental accommodation strong, as some renters have delayed moving into homeownership until their employment situation seems more secure.

The falling unemployment rate in 1994 and early 1995 has mainly been tied to favourable business conditions which occurred in early 1994. At that time, interest rates, inflation, and the Canadian dollar were low. This boosted Toronto's and Canada's export-producing industries. However, as interest rates and inflation rose throughout 1994, expansion and growth have levelled off. As a result, employment growth has stalled, and should fluctuate over the next few months.

The rise in interest rates above 10 per cent in 1994, coupled with near zero inflation, priced many potential home purchasers out of the market. However, after rising throughout most of 1994, interest rates have been falling over the past few months. The declines have been slight, usually 25 basis points at a time, and they did not trigger many home sales during the spring market. As a result, rental accommodation has been in high demand. However, new and existing home sales have recovered strongly during May and June 1995 which will result in increased movement out of rentals. Activity is expected to remain robust during the summer.

Net migration continues to be positive, which has helped keep demand for rental housing strong. Many new migrants settling in the Toronto area choose rentals, until their employment situation becomes stable. Net migration is expected to be 37,000 in both 1994 and 1995, and is the key factor creating demand for rental and ownership housing.

OUTLOOK

The vacancy rate is forecast to decline in October 1995 to 0.7%, and to 0.4% in April 1996. Toronto will be returning to a much tighter market, with fewer options for renters in the next year. The following factors will contribute to this decline in the vacancy rate over the next 12 months.

1. **a significant decline in supply** — The fate of the province's assisted housing program is uncertain at this time. Based on current construction figures, it is clear that less supply will be coming to market over the next year. This supply will be absorbed quickly into the market, and apartments will be scarcer.

2. **no clear improvement in the economy for 1995** — A recent slowdown in the local and national economy point to no clear improvement in overall conditions. Employment security and consumer confidence will not be significantly changed throughout 1995, which may keep many renters from moving on to homeownership.

3. **increased net migration has contributed to steady rental demand** — immigration continues to fuel rental demand in the Toronto area. Demand for rental accommodation is currently at about 5,000 units per year.

4. **fewer condominiums will be available as an alternative form of rental supply** — In the past few years, there has been a considerable supply of investor-owned condominiums, as well as unsold and vacant inventory. This supply has dwindled and there are fewer rental options for tenants. Accessory apartments and condominiums will provide limited new supply to the market.

In addition to these factors, there are two factors which will limit the decline in vacancies:

1. **reductions in interest rates** — reductions in interest rates have stimulated homebuying in late spring of 1995. This strength should continue during the summer and fall, causing increasing numbers of renters to vacate their apartments as they move to homeownership.

2. **better homebuying options** — builders are offering more options that are cost-competitive with renting. This, in combination with lower interest rates, fewer vacancies, and increasing rents, will further boost homebuying.

VACANCY RESULTS ACROSS CANADA

The vacancy rate for privately initiated apartment structures of three units and over in Canadian Census Metropolitan Areas was 4.2% in April 1995, down from the 4.6% recorded in October 1994 and in April 1994. 1995 vacancy rates have been more erratic across the country. In the past, the highest vacancies rates have been concentrated in Québec and Eastern Canada while the lowest vacancy rates have usually been in B.C. and Ontario. In April 1995, the highest vacancy rate was in Edmonton, which logged a rate of 10.2%. However, other high rates were scattered throughout Eastern Canada, Ontario, Québec, and the Prairies.

The lowest vacancy rates were also scattered among several different regions, including Ontario, B.C., and the Prairies. Toronto recorded the lowest vacancy rate in metropolitan urban areas (1.0%), followed by Windsor and Vancouver (1.3%), and Saskatoon (2.3%). The following are vacancy rates for all Census Metropolitan Areas across Canada, ranked fromlowest to highest.

Vacancy Rates For Privately Initiated Structures, Three Units And Over

CMA	April 1994	October 1994	April 1995
Toronto	1.8%	1.2%	**1.0%**
Vancuver	1.4%	0.8%	**1.3%**
Windsor	2.6%	1.6%	**1.3%**
Saskatoon	4.0%	1.8%	**2.3%**
Hamilton	2.7%	2.4%	**2.4%**
Kitchener	4.2%	2.8%	**2.6%**
Oshawa	4.1%	3.4%	**2.6%**
Regina	4.1%	3.2%	**3.3%**
Ottawa	2.5%	2.6%	**3.4%**
London	4.7%	4.1%	**3.9%**
Victoria	3.0%	1.9%	**4.1%**
Calgary	6.3%	5.1%	**4.6%**
Winnipeg	5.4%	5.6%	**4.7%**
St. Catharines-Niagara	6.0%	5.8%	**4.9%**
Chicoutimi-Jonquiere	5.3%	6.3%	**5.5%**
Hull	4.7%	6.6%	**5.6%**
Québec	5.7%	6.9%	**5.6%**
Montréal	6.4%	6.8%	**5.8%**
Sudbury	5.1%	4.3%	**6.2%**
Sherbrooke	6.2%	8.0%	**6.2%**
Thunder Bay	4.4%	4.1%	**6.4%**
Halifax	7.2%	7.2%	**7.2%**
Trois Rivieres	6.3%	7.4%	**7.3%**
St. John's	10.6%	7.1%	**9.1%**
Saint John	8.7%	8.0%	**8.8%**
Edmonton	9.1%	8.9%	**10.2%**
All CMA's in Canada	4.6%	4.6%	**4.2%**

** Please note that these figures are slightly different than those in the appendix of this report. The figures in the appendix refer to a 10-year historical period of privately initiated apartments of six units and over.

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis; and

- structures with less than three rental units (including basement and accessory apartments).

Buildings which are surveyed include:

- privately initiated apartment and row structures of three or more units;
- publicly initiated apartment and row structures of three or more units (in the October survey);
- registered condominiums which have more than 50% of their units which are tenanted AND which have a central property management office. (In this case, only the units which are tenanted are included as part of the universe).

Table headings and footnotes should be read carefully in order to accurately interpret the data being presented.

DEFINITIONS

There are two universes* which comprise the total rental stock of buildings included in the April survey:

- privately initiated rental apartments in buildings containing three or more units;
- privately initiated rental units in row housing projects.

In our October survey one additional universe is included:

- publicly initiated row and apartment projects of three or more units. These are often referred to as assisted units. They include FP (federal/provincial) projects, non-profit co-operatives, CMHC sponsored projects, public housing, entrepreneur (limited dividend) housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census (1991). Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has be assigned.

In this survey, the 1991 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. TheToronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Bradford West Gwillimbury, New Tecumseth, Ajax, Pickering and Orangeville.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1993 survey, 1991 Census boundaries, as defined by Statistics Canada, are used.

The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then verified by CMHC's National Office, who weight the data appropriately. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 789-8707.

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*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

VACANCY SUMMARY TABLES

STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis.

The following reports are published locally across Canada and are currently offered free of charge. For information on the Toronto, Oshawa, Barrie area, and Peterborough area, please contact Bev Doucette at 416-789-8708. For reports on areas across Canada, contact the appropriate CMHC office.

LOCAL HOUSING MARKET REPORT

Produced by local market analysts, this report summarizes, monthly or quarterly, statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets.

RENTAL MARKET REPORT

This report provides current vacancy and rent statistics on a semi-annual basis of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent.

REAL ESTATE FORECAST

Produced primarily for real estate professionals, this report includes forecasts of the local economy, interest rates and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall).

BUILDERS' FORECAST

This report summarizes and forecasts components of the new housing market such as interest rates, sales, starts, and supplies of land, labour, and materials. It is produced in the spring and fall.

RETIREMENT HOME SURVEY

A report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, and new construction of retirement homes are summarized annually. ($15.00)

CONDOMINIUM STUDY

The Condominium Study is produced annually as a supplement to the Rental Market Survey. A sample of condominium buildings are surveyed to determine the breakdown of renter-occupied and owner-occupied units, vacancy rates, and the supply available for sale or rent. The study is prepared for the Toronto CMA and information is reported by regional municipality only.

VACANCY RATES BY ZONE
PRIVATE APARTMENTS -- THREE UNITS AND OVER
TORONTO CMA, APRIL 1995

		PREVIOUS VACANCY RATES				APRIL 1995 SUMMARY		
ZONE	LOCATION	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	# VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	3.1	2.7	3.2	1.6	1.9	508	27087
2	Toronto (East)	2.3	2.0	1.5	2.2	1.4	82	5697
3	Toronto (North)	1.4	0.8	0.9	0.5	0.4	116	29681
4	Toronto (West)	3.0	3.0	2.4	1.7	2.1	455	21407
1-4	**Toronto City**	**2.4**	**2.1**	**2.1**	**1.3**	**1.4**	**1161**	**83871**
5	Etobicoke (South)	3.2	3.3	2.7	1.6	1.4	151	10586
6	Etobicoke (Central)	2.0	1.5	1.6	1.1	0.7	96	14293
7	Etobicoke (North)	3.5	3.2	2.0	2.5	1.1	60	5339
5-7	**Etobicoke City**	**2.7**	**2.5**	**2.1**	**1.5**	**1.0**	**308**	**30218**
8	York City	2.0	1.8	1.6	1.2	1.2	210	16804
9	East York (Borough)	1.3	2.0	1.9	1.4	0.8	146	17815
10	Scarborough (Central)	1.0	1.0	1.1	0.8	0.7	96	14306
11	Scarborough (North)	1.9	1.7	1.6	1.2	0.7	48	6591
12	Scarborough (East)	2.4	1.7	1.6	1.7	1.0	104	10505
10-12	**Scarborough City**	**1.6**	**1.4**	**1.4**	**1.2**	**0.8**	**248**	**31402**
13	North York (Southeast)	2.3	2.4	1.6	1.4	1.0	166	16921
14	North York (Northeast)	0.8	1.0	1.8	0.8	0.8	90	11536
15	North York (Southwest)	0.7	1.1	2.0	0.8	1.0	101	9661
16	North York (N. Central)	1.0	0.5	0.5	0.5	0.3	30	11820
17	North York (Northwest)	2.1	3.2	2.5	1.1	1.0	129	13339
13-17	**North York City**	**1.5**	**1.8**	**1.7**	**1.0**	**0.8**	**516**	**63277**
1-17	**Metropolitan Toronto**	**2.0**	**1.9**	**1.8**	**1.2**	**1.1**	**2588**	**243386**
18	Mississauga (South)	1.2	1.7	1.3	1.2	0.9	105	11647
19	Mississauga (Northwest)	3.0	2.7	1.6	1.3	1.6	61	3850
20	Mississauga (Northeast)	3.2	2.4	2.6	1.5	0.7	95	14359
18-20	**Mississauga City**	**2.4**	**2.2**	**2.0**	**1.4**	**0.9**	**261**	**29856**
21	Brampton (West)	1.5	0.7	1.0	1.0	1.1	58	5321
22	Brampton (East)	3.4	2.7	0.9	1.5	0.3	14	4343
21-22	**Brampton City**	**2.2**	**1.5**	**1.0**	**1.2**	**0.7**	**72**	**9664**
23	Oakville Town	2.8	1.4	1.4	0.8	1.6	72	4518
24	Caledon	5.0	3.6	1.8	6.3	2.5	2	79
25	R. Hill, Vaughan, King	0.3	0.2	0.2	0.2	0.5	9	1713
26	Aurora, Newm., Whit-St.	2.1	2.1	1.4	0.9	1.5	27	1774
27	Markham Town	0.2	0.0	0.1	0.3	0.1	1	1058
25-27	**York Region**	**0.9**	**0.9**	**0.6**	**0.5**	**0.8**	**37**	**4545**
28	Pickering, Ajax, Uxbridge	8.1	8.0	6.2	3.6	0.7	15	2229
29	Milton, Halton Hills	1.1	1.5	1.1	1.0	0.8	11	1427
30	Orangeville	1.4	1.7	2.1	3.1	1.6	13	793
31	Bradford, W. Gwillimbury	3.5	2.3	3.8	1.6	0.8	6	739
18-31	**Remaining Toronto CM**	**2.5**	**2.1**	**1.8**	**1.4**	**0.9**	**489**	**53850**
1-31	**Toronto CMA**	**2.1**	**2.0**	**1.8**	**1.2**	**1.0**	**3077**	**297236**

SUMMARY RESULTS, BACHELOR UNITS BY ZONE
PRIVATE APARTMENTS -- THREE UNITS AND OVER
TORONTO CMA, APRIL 1995

		PREVIOUS VACANCY RATES				APRIL 1995 SUMMARY		
ZONE	LOCATION	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	# VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	4.6	4.1	3.6	2.0	2.4	157	6402
2	Toronto (East)	1.9	3.8	2.3	3.4	2.8	32	1149
3	Toronto (North)	3.1	0.9	2.0	1.4	0.7	36	4928
4	Toronto (West)	4.6	4.4	2.2	2.2	2.8	127	4501
1-4	**Toronto City**	**4.0**	**3.2**	**2.7**	**2.0**	**2.1**	**351**	**16981**
5	Etobicoke (South)	5.6	5.8	5.0	2.9	3.0	25	822
6	Etobicoke (Central)	5.4	5.9	4.0	0.0	0.0	0	197
7	Etobicoke (North)	4.4	3.5	0.0	0.0	3.6	1	31
5-7	**Etobicoke City**	**5.5**	**5.8**	**4.7**	**2.2**	**2.5**	**26**	**1049**
8	York City	3.2	2.8	1.2	2.5	2.3	39	1699
9	East York (Borough)	2.3	3.1	2.7	3.0	1.6	19	1187
10	Scarborough (Central)	2.0	3.3	2.0	3.1	2.6	11	424
11	Scarborough (North)	3.5	1.2	1.2	1.2	1.2	1	86
12	Scarborough (East)	7.4	0.5	2.8	1.7	0.0	0	174
10-12	**Scarborough City**	**3.7**	**2.3**	**2.1**	**2.5**	**1.8**	**12**	**685**
13	North York (Southeast)	2.5	2.8	2.0	0.6	1.7	3	185
14	North York (Northeast)	0.0	0.5	1.0	1.0	5.1	10	195
15	North York (Southwest)	1.5	0.8	4.4	1.5	4.3	14	320
16	North York (N. Central)	9.3	6.6	1.2	2.4	2.7	6	214
17	North York (Northwest)	1.0	7.2	1.9	5.1	0.4	1	239
13-17	**North York City**	**2.5**	**3.4**	**2.5**	**2.2**	**2.9**	**34**	**1153**
1-17	**Metropolitan Toronto**	**3.8**	**3.3**	**2.6**	**2.1**	**2.1**	**481**	**22754**
18	Mississauga (South)	2.3	2.3	1.3	1.6	0.9	3	335
19	Mississauga (Northwest)	5.9	0.0	0.0	2.8	0.0	0	62
20	Mississauga (Northeast)	1.2	3.7	1.5	0.8	1.0	4	414
18-20	**Mississauga City**	**1.9**	**2.9**	**1.3**	**1.2**	**0.9**	**7**	**811**
21	Brampton (West)	5.2	4.3	2.6	3.2	1.2	2	170
22	Brampton (East)	1.4	1.5	0.0	1.3	1.3	1	79
21-22	**Brampton City**	**4.1**	**3.4**	**1.7**	**2.5**	**1.2**	**3**	**249**
23	Oakville Town	4.0	1.5	2.7	2.1	10.5	17	159
24	Caledon	10.0	0.0	0.0	0.0	0.0	0	10
25	R. Hill, Vaughan, King	0.0	0.0	0.0	1.3	2.0	2	101
26	Aurora, Newm., Whit-St.	1.5	6.2	0.0	3.4	1.4	1	79
27	Markham Town	0.0	0.0	8.3	0.0	0.0	0	12
25-27	**York Region**	**0.6**	**2.5**	**0.5**	**2.1**	**1.6**	**3**	**192**
28	Pickering, Ajax, Uxbridge	0.0	0.0	7.6	0.0	0.0	0	13
29	Milton, Halton Hills	3.5	5.6	0.0	0.0	5.8	2	38
30	Orangeville	0.0	1.9	6.3	2.0	6.1	3	49
31	Bradford, W. Gwillimbury	9.2	0.0	0.0	0.0	0.0	0	22
18-31	**Remaining Toronto CMA**	**2.4**	**2.8**	**1.6**	**1.6**	**2.3**	**35**	**1544**
1-31	Toronto CMA	3.7	3.2	2.6	2.1	2.1	**517**	**24298**

SUMMARY RESULTS, 1-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS – THREE UNITS AND OVER
TORONTO CMA, APRIL 1995

		PREVIOUS VACANCY RATES				APRIL 1995 SUMMARY		
ZONE	LOCATION	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	# VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	2.5	2.2	3.3	1.7	1.9	262	14105
2	Toronto (East)	2.6	2.1	1.5	2.1	1.3	39	2972
3	Toronto (North)	0.9	0.7	0.7	0.4	0.4	64	14892
4	Toronto (West)	2.7	2.3	2.1	1.8	2.1	233	11068
1-4	**Toronto City**	**2.0**	**1.7**	**2.0**	**1.3**	**1.4**	**599**	**43038**
5	Etobicoke (South)	4.0	4.5	3.3	1.7	1.9	93	4848
6	Etobicoke (Central)	2.9	2.5	2.5	1.8	1.0	42	4257
7	Etobicoke (North)	5.3	3.1	0.8	0.5	0.3	2	758
5-7	**Etobicoke City**	**3.6**	**3.5**	**2.7**	**1.6**	**1.4**	**137**	**9863**
8	York City	2.4	1.2	1.4	1.4	1.0	77	7947
9	East York (Borough)	1.4	2.4	2.4	1.4	1.0	99	9441
10	Scarborough (Central)	1.4	1.3	1.5	1.0	0.8	52	6267
11	Scarborough (North)	2.0	1.2	1.5	1.2	0.5	11	2036
12	Scarborough (East)	3.1	1.7	1.9	1.9	1.2	35	2987
10-12	**Scarborough City**	**1.9**	**1.4**	**1.6**	**1.3**	**0.9**	**98**	**11290**
13	North York (Southeast)	2.6	3.3	2.2	1.5	1.2	73	5994
14	North York (Northeast)	1.0	0.9	2.0	0.4	1.0	38	3708
15	North York (Southwest)	1.2	1.0	1.9	0.9	1.1	45	3912
16	North York (N. Central)	0.8	0.6	0.7	0.5	0.2	10	4311
17	North York (Northwest)	1.6	3.4	2.2	0.7	1.1	55	4968
13-17	**North York City**	**1.5**	**2.0**	**1.8**	**0.9**	**1.0**	**220**	**22893**
1-17	**Metropolitan Toronto**	**2.0**	**1.9**	**2.0**	**1.3**	**1.2**	**1230**	**104472**
18	Mississauga (South)	1.2	1.9	1.4	1.6	1.1	57	5108
19	Mississauga (Northwest)	3.2	2.5	0.8	1.0	1.2	16	1312
20	Mississauga (Northeast)	2.7	2.6	2.7	1.3	0.8	32	4091
18-20	**Mississauga City**	**2.0**	**2.3**	**1.9**	**1.4**	**1.0**	**104**	**10510**
21	Brampton (West)	0.9	0.6	0.6	0.7	1.5	30	2004
22	Brampton (East)	3.7	1.3	0.6	1.0	0.4	4	1122
21-22	**Brampton City**	**1.8**	**0.8**	**0.6**	**0.8**	**1.1**	**34**	**3126**
23	Oakville Town	1.8	0.4	1.4	0.8	0.9	13	1431
24	Caledon	8.7	0.0	0.0	7.1	4.3	1	23
25	R. Hill, Vaughan, King	0.0	0.2	0.2	0.0	0.5	3	615
26	Aurora, Newm., Whit-St.	1.3	2.5	1.6	0.3	1.3	10	731
27	Markham Town	0.0	0.0	0.0	0.7	0.0	0	420
25-27	**York Region**	**0.5**	**1.1**	**0.7**	**0.3**	**0.7**	**13**	**1767**
28	Pickering, Ajax, Uxbridge	2.5	1.9	1.5	0.6	1.4	5	335
29	Milton, Halton Hills	0.5	2.4	1.8	1.4	0.8	4	538
30	Orangeville	2.1	1.9	3.6	7.3	1.5	5	326
31	Bradford, W. Gwillimbury	6.3	3.7	4.2	0.9	0.5	1	283
18-31	**Remaining Toronto CMA**	**1.9**	**1.8**	**1.6**	**1.2**	**1.0**	**180**	**18339**
1-31	**Toronto CMA**	**2.0**	**1.9**	**1.9**	**1.2**	**1.1**	**1411**	**122811**

SUMMARY RESULTS, 2-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS -- THREE UNITS AND OVER
TORONTO CMA, APRIL 1995

		PREVIOUS VACANCY RATES				APRIL 1995 SUMMARY		
ZONE	LOCATION	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	# VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	2.9	2.5	2.5	0.7	1.4	81	5885
2	Toronto (East)	2.2	0.4	0.7	1.6	0.7	11	1471
3	Toronto (North)	1.2	0.7	0.8	0.3	0.2	15	8724
4	Toronto (West)	2.2	3.0	2.7	1.1	1.3	69	5166
1-4	**Toronto City**	**1.9**	**1.7**	**1.7**	**0.7**	**0.8**	**175**	**21246**
5	Etobicoke (South)	1.5	2.0	1.8	1.2	0.7	33	4441
6	Etobicoke (Central)	1.4	1.1	1.2	0.8	0.6	48	7560
7	Etobicoke (North)	2.9	2.3	1.9	2.2	1.0	37	3622
5-7	**Etobicoke City**	**1.8**	**1.7**	**1.5**	**1.2**	**0.8**	**118**	**15624**
8	York City	1.3	2.0	1.7	0.7	1.5	93	6387
9	East York (Borough)	0.9	1.2	0.7	1.1	0.4	25	6236
10	Scarborough (Central)	0.6	0.7	0.9	0.6	0.5	31	6552
11	Scarborough (North)	1.9	1.9	1.6	1.2	0.9	35	3786
12	Scarborough (East)	1.8	1.9	1.5	1.5	0.9	55	5854
10-12	**Scarborough City**	**1.4**	**1.4**	**1.3**	**1.1**	**0.8**	**122**	**16191**
13	North York (Southeast)	2.0	1.8	1.2	1.3	0.7	65	8692
14	North York (Northeast)	0.5	0.5	0.7	0.3	0.6	32	5670
15	North York (Southwest)	0.3	1.3	2.1	0.5	0.6	28	4521
16	North York (N. Central)	1.0	0.3	0.4	0.3	0.1	7	5581
17	North York (Northwest)	1.9	3.0	2.7	1.1	0.7	46	6538
13-17	**North York City**	**1.3**	**1.5**	**1.4**	**0.8**	**0.6**	**179**	**31001**
1-17	**Metropolitan Toronto**	**1.5**	**1.6**	**1.5**	**0.9**	**0.7**	**711**	**96686**
18	Mississauga (South)	1.2	1.3	1.3	0.8	0.6	35	5474
19	Mississauga (Northwest)	2.7	2.9	2.3	1.1	1.8	35	1965
20	Mississauga (Northeast)	3.8	2.1	2.6	1.6	0.5	47	8565
18-20	**Mississauga City**	**2.8**	**1.9**	**2.1**	**1.3**	**0.7**	**117**	**16005**
21	Brampton (West)	1.6	0.5	1.3	1.1	0.9	24	2807
22	Brampton (East)	2.8	2.8	1.0	1.5	0.3	7	2382
21-22	**Brampton City**	**2.1**	**1.4**	**1.1**	**1.3**	**0.6**	**31**	**5189**
23	Oakville Town	3.8	1.8	1.3	0.9	1.5	36	2488
24	Caledon	2.5	6.6	3.3	7.1	2.6	1	39
25	R. Hill, Vaughan, King	0.3	0.2	0.3	0.3	0.5	4	897
26	Aurora, Newm., Whit-St.	2.7	1.5	1.1	0.8	1.7	15	886
27	Markham Town	0.3	0.0	0.0	0.0	0.2	1	574
25-27	**York Region**	**1.2**	**0.6**	**0.5**	**0.4**	**0.9**	**20**	**2357**
28	Pickering, Ajax, Uxbridge	1.6	2.4	1.6	0.2	0.5	6	1240
29	Milton, Halton Hills	1.5	0.8	0.7	0.7	0.6	5	778
30	Orangeville	1.1	0.8	0.6	0.0	0.8	3	368
31	Bradford, W. Gwillimbury	1.7	1.7	3.8	2.5	0.9	4	385
18-31	**Remaining Toronto CMA**	**2.5**	**1.7**	**1.7**	**1.1**	**0.8**	**224**	**28850**
1-31	**Toronto CMA**	**1.7**	**1.6**	**1.5**	**1.6**	**0.7**	**935**	**125535**

SUMMARY RESULTS, 3-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS -- THREE UNITS AND OVER
TORONTO CMA, APRIL 1995

		PREVIOUS VACANCY RATES				APRIL 1995 SUMMARY		
ZONE	LOCATION	APRIL 1993	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	# VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	3.5	0.4	2.3	1.2	0.3	2	641
2	Toronto (East)	2.3	3.3	7.7	0.0	0.0	0	104
3	Toronto (North)	1.5	2.0	0.8	0.3	0.1	1	1016
4	Toronto (West)	5.0	5.1	6.9	1.3	4.4	28	625
1-4	**Toronto City**	**2.9**	**2.8**	**3.1**	**0.8**	**1.3**	**31**	**2386**
5	Etobicoke (South)	9.5	0.0	0.0	2.7	0.0	0	466
6	Etobicoke (Central)	2.0	1.0	1.2	0.7	0.3	6	2271
7	Etobicoke (North)	4.7	6.9	3.4	5.3	2.2	20	928
5-7	**Etobicoke City**	**3.4**	**2.5**	**1.7**	**2.1**	**0.7**	**26**	**3665**
8	York City	1.3	3.9	2.6	0.3	0.0	0	769
9	East York (Borough)	1.5	1.0	1.8	1.2	0.1	1	916
10	Scarborough (Central)	0.4	0.4	0.0	0.1	0.2	2	1057
11	Scarborough (North)	1.3	1.8	1.6	1.0	0.1	1	683
12	Scarborough (East)	2.4	1.2	1.0	1.9	0.9	13	1486
10-12	**Scarborough City**	**1.5**	**1.1**	**0.8**	**1.1**	**0.5**	**16**	**3225**
13	North York (Southeast)	2.4	2.3	1.6	2.0	1.2	25	2041
14	North York (Northeast)	1.2	2.8	4.5	2.7	0.5	10	1956
15	North York (Southwest)	1.1	0.3	0.6	1.2	1.6	14	889
16	North York (N. Central)	0.5	0.5	0.5	1.0	0.4	7	1693
17	North York (Northwest)	4.8	3.1	2.7	1.9	1.7	26	1545
13-17	**North York City**	**2.0**	**2.0**	**2.2**	**1.9**	**1.0**	**83**	**8124**
1-17	**Metropolitan Toronto**	**2.2**	**2.1**	**2.0**	**1.5**	**0.8**	**156**	**19086**
18	Mississauga (South)	0.9	2.1	0.4	1.5	1.4	10	730
19	Mississauga (Northwest)	3.6	2.3	1.4	2.8	1.9	10	508
20	Mississauga (Northeast)	1.7	3.6	2.6	2.2	0.9	12	1274
18-20	**Mississauga City**	**1.8**	**2.9**	**1.7**	**2.1**	**1.3**	**32**	**2512**
21	Brampton (West)	1.9	1.6	1.4	0.3	0.5	2	323
22	Brampton (East)	5.2	4.2	0.9	2.4	0.3	2	729
21-22	**Brampton City**	**3.9**	**3.3**	**1.1**	**1.8**	**0.4**	**4**	**1052**
23	Oakville Town	0.2	2.1	1.3	0.2	0.7	3	437
24	Caledon	0.0	*	*	*	*	*	*
25	R. Hill, Vaughan, King	2.1	0.0	0.0	0.0	0.0	0	99
26	Aurora, Newm., Whit-St.	2.9	2.9	4.9	4.3	1.3	1	78
27	Markham Town	0.0	0.0	0.0	0.0	0.0	0	52
25-27	**York Region**	**1.8**	**0.9**	**1.4**	**1.4**	**0.4**	**1**	**229**
28	Pickering, Ajax, Uxbridge	19.0	18.1	14.2	11.2	0.6	4	640
29	Milton, Halton Hills	0.0	0.0	0.0	1.3	0.0	0	71
30	Orangeville	0.0	6.0	0.0	0.0	4.0	2	50
31	Bradford, W. Gwillimbury	0.0	0.0	2.9	0.0	2.7	1	48
18-31	**Remaining Toronto CMA**	**5.2**	**5.5**	**3.6**	**3.1**	**0.9**	**47**	**5047**
1-31	**Toronto CMA**	**2.9**	**2.8**	**2.3**	**1.9**	**0.8**	**203**	**24132**

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3+, AND ROW)
TORONTO CMA, APRIL 1995

ZONE	LOCATION	6+ APT VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE
1	Toronto (Central)	450	25931	1.7	508	27087	1.9	*	*	*
2	Toronto (East)	43	4523	1.0	82	5697	1.4	0	0	0.0
3	Toronto (North)	116	27911	0.4	116	29681	0.4	0	62	0.0
4	Toronto (West)	331	18700	1.8	455	21407	2.1	0	93	0.0
1-4	**Toronto City**	**941**	**77064**	**1.2**	**1161**	**83871**	**1.4**	**0**	**166**	**0.0**
5	Etobicoke (South)	126	9552	1.3	151	10586	1.4	*	*	*
6	Etobicoke (Central)	95	14249	0.7	96	14293	0.7	2	484	0.4
7	Etobicoke (North)	58	5286	1.1	60	5339	1.1	6	591	1.0
5-7	**Etobicoke City**	**280**	**29087**	**1.0**	**308**	**30218**	**1.0**	**8**	**1095**	**0.7**
8	York City	159	15352	1.0	210	16804	1.2	0	116	0.0
9	East York (Borough)	139	17641	0.8	146	17815	0.8	0	69	0.0
10	Scarborough (Central)	93	14140	0.7	96	14306	0.7	1	209	0.5
11	Scarborough (North)	48	6586	0.7	48	6591	0.7	0	386	0.0
12	Scarborough (East)	104	10445	1.0	104	10505	1.0	3	297	1.0
10-12	**Scarborough City**	**245**	**31171**	**0.8**	**248**	**31402**	**0.8**	**4**	**892**	**0.5**
13	North York (Southeast)	166	16902	1.0	166	16921	1.0	17	1080	1.6
14	North York (Northeast)	89	11514	0.8	90	11536	0.8	18	932	1.9
15	North York (Southwest)	95	9288	1.0	101	9661	1.0	0	0	0.0
16	North York (N. Central)	26	11605	0.2	30	11820	0.3	*	*	*
17	North York (Northwest)	129	13275	1.0	129	13339	1.0	13	528	2.5
13-17	**North York City**	**505**	**62584**	**0.8**	**516**	**63277**	**0.8**	**48**	**2600**	**1.8**
1-17	**Metropolitan Toronto**	**2269**	**232899**	**1.0**	**2588**	**243386**	**1.1**	**60**	**4938**	**1.2**
18	Mississauga (South)	97	11524	0.8	105	11647	0.9	1	244	0.4
19	Mississauga (Northwest)	61	3846	1.6	61	3850	1.6	10	570	1.8
20	Mississauga (Northeast)	95	14359	0.7	95	14359	0.7	18	1071	1.7
18-20	**Mississauga City**	**253**	**29729**	**0.9**	**261**	**29856**	**0.9**	**29**	**1885**	**1.5**
21	Brampton (West)	55	5198	1.1	58	5321	1.1	1	587	0.2
22	Brampton (East)	14	4343	0.3	14	4343	0.3	*	*	*
21-22	**Brampton City**	**69**	**9541**	**0.7**	**72**	**9664**	**0.7**	**1**	**688**	**0.1**
23	Oakville Town	69	4471	1.5	72	4518	1.6	0	502	0.0
24	Caledon	2	74	2.7	2	79	2.5	0	0	0.0
25	R. Hill, Vaughan, King	6	1647	0.4	9	1713	0.5	0	0	0.0
26	Aurora, Newm., Whit-St.	22	1609	1.3	27	1774	1.5	10	453	2.2
27	Markham Town	1	1058	0.1	1	1058	0.1	*	*	*
25-27	**York Region**	**29**	**4314**	**0.7**	**37**	**4545**	**0.8**	**10**	**495**	**2.0**
28	Pickering, Ajax	12	2187	0.5	15	2229	0.7	0	85	0.0
29	Milton, Halton Hills	11	1314	0.9	11	1427	0.8	*	*	*
30	Orangeville	13	736	1.8	13	793	1.6	*	*	*
31	Bradford, W. Gwillimbury	1	629	0.2	6	739	0.8	*	*	*
18-31	**Remaining Toronto CMA**	**460**	**52995**	**0.9**	**489**	**53850**	**0.9**	**42**	**3739**	**1.1**
1-31	**Toronto CMA**	**2729**	**285893**	**1.0**	**3077**	**297236**	**1.0**	**102**	**8677**	**1.2**

PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE
508	27098	1.9
82	5697	1.4
116	29743	0.4
455	21500	2.1
1161	**84037**	**1.4**
151	10606	1.4
98	14777	0.7
66	5930	1.1
316	**31313**	**1.0**
210	16920	1.2
146	17884	0.8
98	14515	0.7
48	6977	0.7
107	10802	1.0
252	**32294**	**0.8**
183	18001	1.0
108	12468	0.9
101	9661	1.0
30	11880	0.3
142	13867	1.0
564	**65877**	**0.9**
2648	**248324**	**1.1**
106	11891	0.9
71	4420	1.6
113	15430	0.7
290	**31741**	**0.9**
59	5908	1.0
14	4444	0.3
73	**10352**	**0.7**
72	5020	1.4
2	79	2.5
9	1713	0.5
37	2227	1.7
1	1100	0.1
47	**5040**	**0.9**
15	2314	0.6
13	1460	0.9
13	830	1.6
6	753	0.8
531	**57589**	**0.9**
3179	**305913**	**1.0**

HOUSING COMPLETIONS BY TENURE
TORONTO CMA, 1986-1995

YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO					
JANUARY-DECEMBER 1986	2894	1464	1208	1725	7291
JANUARY-DECEMBER 1987	1907	3737	188	1101	6933
JANUARY-DECEMBER 1988	1538	1912	1409	1329	6188
JANUARY-DECEMBER 1989	2330	8153	1010	2193	13686
JANUARY-DECEMBER 1990	1740	5485	1532	1182	9939
JANUARY-DECEMBER 1991	1098	5333	743	1605	8779
JANUARY-DECEMBER 1992	818	2871	278	2403	6370
JANUARY-DECEMBER 1993	943	369	22	5834	7168
JANUARY-DECEMBER 1994	952	579	132	2443	4106
JANUARY-APRIL 1995	324	159	112	584	1179
PEEL REGION					
JANUARY-DECEMBER 1986	6504	252	214	95	7065
JANUARY-DECEMBER 1987	8304	1217	198	184	9903
JANUARY-DECEMBER 1988	7742	1822	530	225	10319
JANUARY-DECEMBER 1989	6040	3418	1434	325	11217
JANUARY-DECEMBER 1990	3162	2955	500	824	7441
JANUARY-DECEMBER 1991	4268	1359	743	1049	7419
JANUARY-DECEMBER 1992	4613	572	0	1890	7075
JANUARY-DECEMBER 1993	3805	537	341	1020	5703
JANUARY-DECEMBER 1994	4306	650	111	977	6044
JANUARY-APRIL 1995	1018	134	0	350	1502
DURHAM REGION					
JANUARY-DECEMBER 1986	4211	0	116	0	4327
JANUARY-DECEMBER 1987	6812	159	446	229	7646
JANUARY-DECEMBER 1988	5854	460	41	330	6685
JANUARY-DECEMBER 1989	4890	507	640	167	6204
JANUARY-DECEMBER 1990	4319	516	471	430	5736
JANUARY-DECEMBER 1991	2767	731	266	231	3995
JANUARY-DECEMBER 1992	2601	0	40	1525	4166
JANUARY-DECEMBER 1993	1749	0	0	665	2414
JANUARY-DECEMBER 1994	3039	87	0	188	3314
JANUARY-APRIL 1995	791	216	4	184	1195
YORK REGION					
JANUARY-DECEMBER 1986	7838	303	139	243	8523
JANUARY-DECEMBER 1987	10184	1359	124	275	11942
JANUARY-DECEMBER 1988	9876	1270	52	202	11400
JANUARY-DECEMBER 1989	6970	1831	3	296	9100
JANUARY-DECEMBER 1990	4218	1604	23	191	6036
JANUARY-DECEMBER 1991	3750	1619	4	1387	6760
JANUARY-DECEMBER 1992	3641	318	131	880	4970
JANUARY-DECEMBER 1993	3483	466	0	640	4589
JANUARY-DECEMBER 1994	3297	361	0	181	3839
JANUARY-APRIL 1995	1415	233	0	36	1684
HALTON REGION					
JANUARY-DECEMBER 1986	1663	270	9	133	2075
JANUARY-DECEMBER 1987	4419	621	246	0	5286
JANUARY-DECEMBER 1988	3364	488	281	0	4133
JANUARY-DECEMBER 1989	2250	1375	14	0	3639
JANUARY-DECEMBER 1990	1551	597	365	26	2539
JANUARY-DECEMBER 1991	851	827	27	50	1755
JANUARY-DECEMBER 1992	1299	990	110	753	3152
JANUARY-DECEMBER 1993	1379	44	0	335	1758
JANUARY-DECEMBER 1994	1483	156	0	643	2282
JANUARY-APRIL 1995	479	152	0	0	631
TORONTO CMA					
JANUARY-DECEMBER 1986	21038	2289	1565	2169	27061
JANUARY-DECEMBER 1987	27929	6389	646	1560	36524
JANUARY-DECEMBER 1988	25050	5123	2276	1793	34242
JANUARY-DECEMBER 1989	19394	14324	2698	2981	39397
JANUARY-DECEMBER 1990	12114	10868	2620	2334	27936
JANUARY-DECEMBER 1991	10985	9074	1514	4430	26003
JANUARY-DECEMBER 1992	11573	4262	524	6043	22402
JANUARY-DECEMBER 1993	10360	1407	363	7697	19827
JANUARY-DECEMBER 1994	11526	1660	243	3946	17375
JANUARY-APRIL 1995	3548	715	112	1052	5427

HOUSING STARTS BY TENURE
TORONTO CMA, 1986-1995

YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO					
JANUARY-DECEMBER 1986	2587	2942	1096	676	7301
JANUARY-DECEMBER 1987	1885	6894	856	1729	11364
JANUARY-DECEMBER 1988	2035	7253	840	1737	11865
JANUARY-DECEMBER 1989	2376	6730	440	1812	11358
JANUARY-DECEMBER 1990	1124	3914	1110	774	6922
JANUARY-DECEMBER 1991	777	1096	58	2373	4304
JANUARY-DECEMBER 1992	798	656	148	5696	7298
JANUARY-DECEMBER 1993	768	369	4	2337	3478
JANUARY-DECEMBER 1994	1063	808	47	1597	3515
JANUARY-APRIL 1995	157	947	0	449	1553
PEEL REGION					
JANUARY-DECEMBER 1986	7936	1274	177	185	9572
JANUARY-DECEMBER 1987	8301	3001	514	368	12184
JANUARY-DECEMBER 1988	7080	2692	1586	418	11776
JANUARY-DECEMBER 1989	4892	3728	782	354	9756
JANUARY-DECEMBER 1990	2365	437	229	1047	4078
JANUARY-DECEMBER 1991	4089	230	4	1417	5740
JANUARY-DECEMBER 1992	4627	415	341	1721	7104
JANUARY-DECEMBER 1993	3373	857	111	1032	5373
JANUARY-DECEMBER 1994	5032	669	0	321	6022
JANUARY-APRIL 1995	1430	108	0	154	1692
DURHAM REGION					
JANUARY-DECEMBER 1986	5380	0	271	43	5694
JANUARY-DECEMBER 1987	7010	624	215	440	8289
JANUARY-DECEMBER 1988	6204	822	390	153	7569
JANUARY-DECEMBER 1989	4487	900	108	312	5807
JANUARY-DECEMBER 1990	2754	341	508	180	3783
JANUARY-DECEMBER 1991	2656	182	32	1105	3975
JANUARY-DECEMBER 1992	2091	0	0	1043	3134
JANUARY-DECEMBER 1993	1873	67	0	362	2302
JANUARY-DECEMBER 1994	3003	288	4	165	3460
JANUARY-APRIL 1995	600	0	0	0	600
YORK REGION					
JANUARY-DECEMBER 1986	10038	1431	154	172	11795
JANUARY-DECEMBER 1987	11598	2246	52	258	14154
JANUARY-DECEMBER 1988	6849	1475	84	205	8613
JANUARY-DECEMBER 1989	6414	2023	147	594	9178
JANUARY-DECEMBER 1990	2842	1192	278	473	4785
JANUARY-DECEMBER 1991	3687	256	131	1153	5227
JANUARY-DECEMBER 1992	3262	60	0	590	3912
JANUARY-DECEMBER 1993	2969	625	8	265	3867
JANUARY-DECEMBER 1994	4445	450	0	304	5199
JANUARY-APRIL 1995	971	400	0	0	1371
HALTON REGION					
JANUARY-DECEMBER 1986	2312	62	87	0	2461
JANUARY-DECEMBER 1987	4389	979	232	0	5600
JANUARY-DECEMBER 1988	2717	1189	12	0	3918
JANUARY-DECEMBER 1989	2550	675	66	76	3367
JANUARY-DECEMBER 1990	647	798	218	0	1663
JANUARY-DECEMBER 1991	933	1191	0	383	2507
JANUARY-DECEMBER 1992	1003	223	100	525	1851
JANUARY-DECEMBER 1993	1800	87	168	425	2480
JANUARY-DECEMBER 1994	1596	360	6	221	2183
JANUARY-APRIL 1995	212	102	0	0	314
TORONTO CMA					
JANUARY-DECEMBER 1986	25380	5709	1509	1033	33631
JANUARY-DECEMBER 1987	29849	12488	1789	2392	46518
JANUARY-DECEMBER 1988	20840	12834	2684	2433	38791
JANUARY-DECEMBER 1989	17664	13077	1496	2947	35184
JANUARY-DECEMBER 1990	8032	6367	1840	2484	18723
JANUARY-DECEMBER 1991	10684	2208	198	5724	18814
JANUARY-DECEMBER 1992	10711	1218	589	8252	20770
JANUARY-DECEMBER 1993	9562	1917	291	3867	15637
JANUARY-DECEMBER 1994	13632	2265	47	2499	18443

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JANUARY 1995
APRIL 1995

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	# VACANT	VACANCY RATE	UNIVERSE	# VACANT	VACANCY RATE	UNIVERSE	# VACANT	VACANCY RATE
Hamilton CMA *	40702	863	2.1	43115	1043	2.4	3142	25	0.8
Kitchener CMA *	24978	652	2.6	26183	693	2.6	4147	187	4.5
London CMA *	36336	1385	3.8	39820	1570	3.9	4740	115	2.4
Oshawa CMA *	10479	252	2.4	11128	287	2.6	1708	48	2.8
Ottawa CMA (Ontario Part) *	56948	1935	3.4	60925	2082	3.4	9533	142	1.5
St. Catharines CMA *	13798	650	4.7	16573	811	4.9	1030	51	5.0
Sudbury CMA *	8532	497	5.8	10763	663	6.2	1045	38	3.6
Thunder Bay CMA *	4394	262	6.0	5391	346	6.4	227	27	11.9
Toronto CMA *	285870	2729	1.0	297213	3077	1.0	8677	102	1.2
Windsor CMA *	12798	145	1.1	14692	198	1.3	699	5	0.7
Sub-Total CMAs	**494835**	**9370**	**1.9**	**525803**	**10770**	**2.0**	**34948**	**740**	**2.1**
CAs 50,000+ Population									
Barrie CA *	2876	37	1.3	3271	55	1.7	370	10	2.7
Belleville CA *	5213	220	4.2	5944	263	4.4	111	7	6.3
Brantford CA *	3711	147	4.0	4563	184	4.0	744	11	1.5
Cornwall CA *	2159	126	5.9	3497	207	5.9	39	0	0.0
Guelph CA *	6392	137	2.1	6755	143	2.1	1246	8	0.6
Kingston CA *	9618	366	3.8	11220	444	4.0	316	24	7.6
North Bay CA *	2348	164	7.0	3301	238	7.2	539	33	6.1
Peterborough CA *	4064	175	4.3	5026	235	4.7	443	13	2.9
Sarnia CA *	4980	423	8.5	5474	464	8.5	1077	84	7.8
Sault Ste. Marie CA *	4003	86	2.1	4799	112	2.3	211	3	1.4
Sub-Total CAs 50,000+	**45364**	**1881**	**4.1**	**53850**	**2345**	**4.4**	**5096**	**193**	**3.8**

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JANUARY 1995
APRIL 1995

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CAs and CENTRES 10,000 to 50,000 Population	UNIVERSE	# VACANT	VACANCY RATE	UNIVERSE	# VACANT	VACANCY RATE	UNIVERSE	# VACANT	VACANCY RATE
Bracebridge Town	233	4	1.7	270	4	1.5	**	**	**
Brockville CA	2043	66	3.2	2357	74	3.1	46	2	4.3
Chatham CA *	2863	76	2.7	3889	97	2.5	96	0	0.0
Cobourg CA	783	22	2.8	832	25	3.0	27	0	0.0
Collingwood CA	513	3	0.6	659	13	2.0	**	**	**
Dunnville Town	67	0	0.0	82	0	0.0	**	**	**
Elliot Lake CA	1273	159	12.5	1289	166	12.9	243	52	21.4
Haileybury CA	203	10	4.9	382	20	5.2	**	**	**
Haldimand Town	287	3	1.0	318	4	1.3	**	**	**
Hawkesbury CA	421	17	4.1	644	25	3.8	**	**	**
Huntsville Town	217	14	6.5	305	17	5.6	19	0	0.0
Kapuskasing CA	325	17	5.1	617	31	5.0	**	**	**
Kenora CA	201	1	0.5	298	1	0.3	**	**	**
Kirkland Lake CA	457	83	18.1	917	142	15.5	**	**	**
Leamington CA *	1176	64	5.4	1271	69	5.4	37	1	2.7
Lindsay CA	1098	22	2.0	1362	35	2.6	**	**	**
Midland CA	899	34	3.8	1144	57	5.0	50	0	0.0
Nanticoke City	106	7	6.6	150	12	8.3	**	**	**
Orillia CA	1087	29	2.7	1598	37	2.3	255	0	0.0
Owen Sound CA	1420	69	4.9	1858	107	5.7	28	2	7.1
Pembroke CA (Ontario Part)	698	28	4.1	937	34	3.7	28	0	0.0
Port Hope Town	312	22	7.2	320	22	7.0	**	**	**
Simcoe CA	359	10	2.8	543	13	2.3	34	0	0.0
Stratford CA	1873	63	3.4	2099	69	3.3	156	2	1.3
Strathroy Town	351	28	8.0	422	29	6.9	54	0	0.0
Tillsonburg CA	765	19	2.5	884	29	3.2	51	0	0.0
Timmins CA	979	42	4.3	1650	87	5.3	171	6	3.5
Wallaceburg CA	383	15	3.9	471	18	3.8	97	4	4.1
Woodstock CA *	1713	71	4.2	2017	87	4.3	769	39	5.1
Sub-Total CA's etc. 10,000 to 50,000 Population	**23105**	**998**	**4.3**	**29585**	**1324**	**4.5**	**2225**	**109**	**4.9**
Sub-Total All CAs etc.	**68469**	**2879**	**4.2**	**83435**	**3669**	**4.4**	**7321**	**302**	**4.1**
TOTAL Ontario	**563304**	**12249**	**2.2**	**609238**	**14438**	**2.4**	**42269**	**1042**	**2.5**

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987
*Data may not add due to rounding

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER, PRIVATELY INITIATED, SELECTED AREAS IN CANADA

	1984		1985		1986		1987		1988		1989		1990		1991		1992		1993		1994		1995	
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	
Barrie	0.1	0.1	0.0	0.2	0.4	0.0	0.1	0.2	1.9	0.2	0.0	0.1	1.8	2.1	2.7	3.1	2.4	1.1	2.8	1.7	2.8	1.1	1.3	Barrie
Belleville	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	0.5	1.2	1.2	2.3	1.5	1.8	1.5	1.6	2.9	3.6	3.9	4.2	Belleville
Brantford	2.5	1.5	1.0	0.4	0.5	0.3	0.1	0.2	0.4	0.4	0.5	0.3	0.5	0.7	1.9	2.5	1.7	2.7	2.0	4.5	4.5	3.2	4.0	Brantford
Calgary*	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	5.6	7.1	5.9	6.2	5.0	4.6	Calgary*
Chicoutimi-Jonquiere*	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	7.5	6.5	6.9	5.4	6.9	5.7	Chicoutimi-Jonquiere*
Cornwall	1.0	0.6	1.2	2.8	1.3	1.2	0.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	5.4	4.7	4.3	3.9	5.2	5.9	Cornwall
Edmonton*	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	5.5	6.4	9.1	8.9	10.2	Edmonton*
Guelph	0.3	0.2	0.6	0.1	0.4	0.1	0.0	0.2	0.1	0.1	0.0	0.1	0.2	1.1	0.3	0.5	1.7	2.5	3.0	2.6	3.5	1.6	2.1	Guelph
Halifax*	0.9	0.4	0.7	0.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	5.9	7.1	6.5	7.3	7.3	7.3	Halifax*
Hamilton*	0.9	0.5	0.4	0.4	0.5	0.3	0.3	0.3	0.3	0.4	0.4	0.5	0.7	1.2	1.3	1.4	2.2	2.1	2.7	2.5	2.4	2.1	2.1	Hamilton*
Kingston	0.1	0.1	0.7	1.3	1.8	1.3	1.7	1.1	1.2	0.4	0.9	0.3	0.9	0.8	1.1	1.6	2.5	1.8	3.3	2.5	3.2	3.0	3.8	Kingston
Kitchener*	0.7	0.6	0.4	0.4	0.4	0.2	0.4	0.2	0.5	0.4	0.5	0.6	1.3	1.3	4.9	4.4	4.2	4.4	5.4	4.4	4.2	2.8	2.6	Kitchener*
London*	2.4	1.0	0.9	0.4	0.5	0.7	1.0	1.0	0.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	3.4	3.7	3.8	4.7	3.9	3.8	London*
Montreal*	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	8.4	6.7	8.2	6.8	7.5	6.2	Montreal*
North Bay	0.5	0.3	0.4	0.2	0.3	0.7	1.1	0.4	0.4	1.4	1.5	0.4	1.7	0.1	0.8	0.7	3.5	2.6	7.2	5.8	8.2	3.5	7.0	North Bay
Oshawa*	1.5	0.3	0.1	0.1	0.2	0.2	0.1	0.3	0.3	0.4	0.2	0.7	1.5	1.6	3.7	3.4	4.5	6.1	5.6	4.6	4.0	3.3	2.4	Oshawa*
Ottawa-Hull*	0.3	0.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	1.8	2.1	2.4	3.1	3.5	3.9	Ottawa-Hull*
Ottawa*	0.3	0.3	0.9	0.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	0.5	1.1	0.7	1.3	1.3	1.7	1.8	2.6	2.6	3.4	Ottawa*
Hull*	0.7	0.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	3.8	3.8	5.1	5.2	6.9	6.0	Hull*
Peterborough	0.4	0.4	0.6	0.4	1.5	1.1	0.9	0.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	3.1	3.5	4.9	4.2	4.7	4.3	Peterborough
Quebec City*	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	6.7	5.3	6.2	5.9	7.1	5.6	Quebec City*
Regina*	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	4.6	3.5	4.2	3.1	3.1	Regina*
St. Catharines-Niagara*	1.0	0.8	0.6	0.3	0.7	0.8	1.0	0.5	1.2	1.0	1.1	0.9	1.6	1.9	2.6	2.7	2.7	3.4	5.2	4.9	5.9	5.4	4.7	St. Catharines-Niagara*
St. John*	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	6.4	8.0	6.6	9.0	7.6	8.6	St. John*
St. John's*	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	5.7	7.8	9.1	10.4	6.9	9.1	St. John's*
Sarnia	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	4.2	4.5	6.1	7.7	7.4	8.5	Sarnia
Saskatoon*	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	7.7	4.4	6.8	2.7	4.0	1.8	2.2	Saskatoon*
Sault Ste. Marie	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	0.5	0.3	0.2	0.2	0.7	0.8	1.5	1.7	2.2	1.9	2.7	2.3	3.2	2.2	2.1	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	9.3	10.0	8.9	8.4	6.7	8.5	6.5	Sherbrooke*
Sudbury*	0.9	0.8	1.0	0.6	1.0	0.9	1.1	1.0	1.2	0.3	0.8	0.3	0.5	0.7	0.9	0.5	2.2	2.8	5.2	3.4	4.8	3.8	5.8	Sudbury*
Thunder Bay*	1.4	0.4	0.4	0.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	0.6	1.4	0.9	1.2	0.7	1.7	2.4	3.2	2.4	4.3	4.1	6.0	Thunder Bay*
Toronto*	0.8	0.6	0.5	0.4	0.3	0.1	0.1	0.1	0.2	0.2	0.2	0.3	0.7	0.9	1.5	1.7	1.9	2.0	2.0	1.9	1.8	1.2	1.0	Toronto*
Trois Rivieres*	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	7.4	7.1	7.0	6.6	7.8	7.5	Trois Rivieres*
Vancouver*	2.4	2.2	2.8	2.2	0.9	0.9	2.3	1.1	1.0	0.4	0.5	0.4	0.9	0.9	2.3	2.2	2.8	1.6	2.0	1.1	1.4	0.8	1.3	Vancouver*
Victoria*	3.7	2.2	3.3	1.9	2.4	0.6	1.1	0.4	1.0	0.3	0.7	0.2	0.7	0.3	1.4	0.8	2.7	1.5	2.0	1.8	3.1	1.9	4.2	Victoria*
Windsor*	1.0	0.7	0.7	0.7	0.5	1.0	1.1	0.7	1.1	0.8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	3.0	2.7	2.3	2.2	1.5	1.1	Windsor*
Winnipeg*	1.0	0.8	0.9	0.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	5.9	6.1	5.7	5.8	5.4	5.6	4.6	Winnipeg*
TOTAL (CMA's only)	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	3.3	3.8	4.4	4.4	4.8	4.5	4.8	4.6	4.6	4.2	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

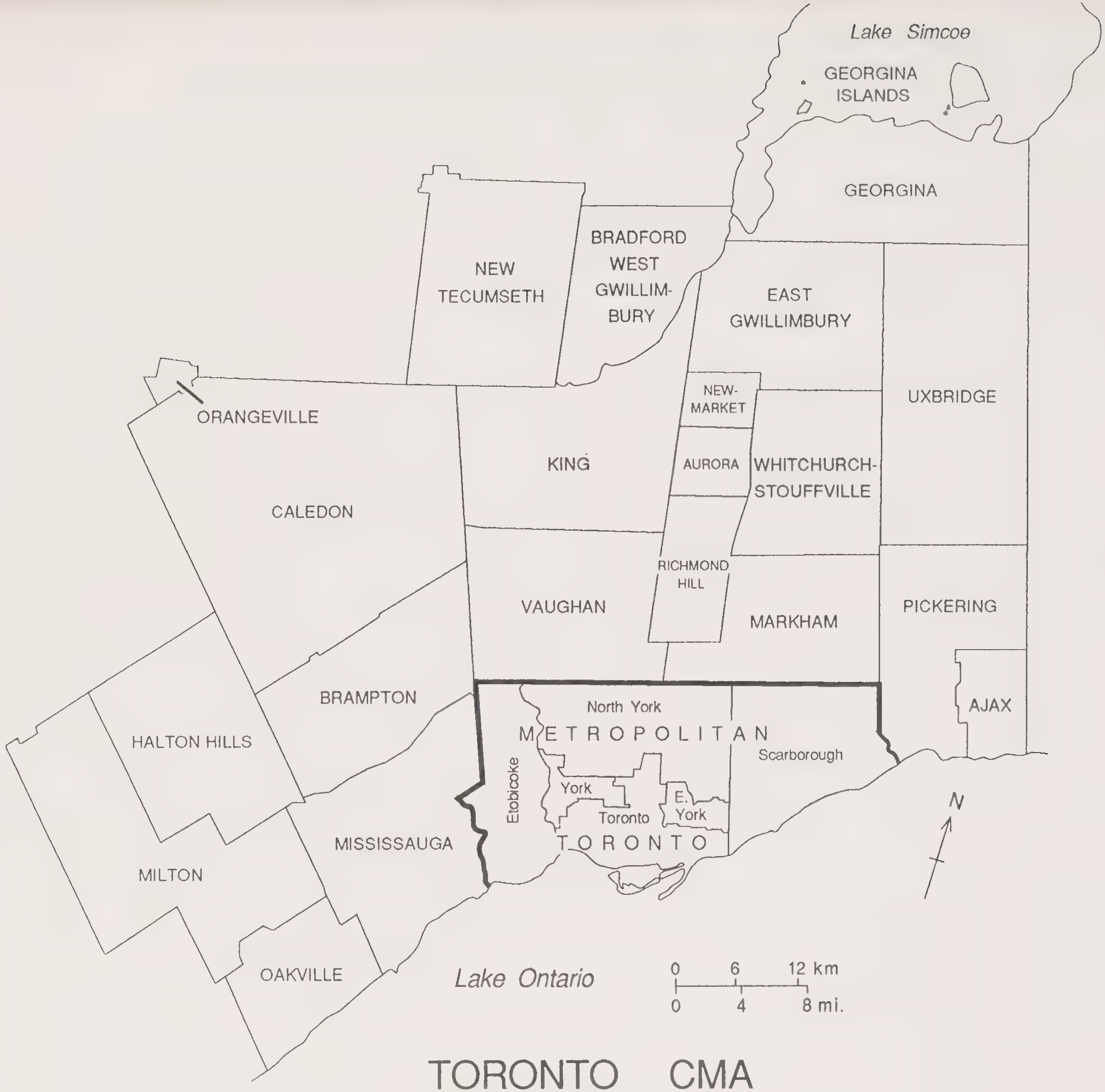
TORONTO CMA ZONE BOUNDARIES

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10, 40-58,93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353,369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307,321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310,317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515,540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550

TORONTO CMA ZONE BOUNDARIES (continued)

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532
21	Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576.03
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill					420-424
	Vaughan					410-413
	King					460-461
26	Aurora					440-442
	Newmarket					450-452
	Whitchurch-Stouffville					430-431
	EastGwillimbury					455-456
	Georgina Township					470-475
	Georgina Island					476
27	Markham Town					400-403
28	Pickering*					800-801, 803-804 807, 805*, 806*,820*
	Ajax*					810-812, 805*, 806*, 820*,
	Uxbridge					830, 832
29	Milton					620-626
	Halton Hills					630-639
30	Orangeville					590-592
31	Bradford West Gwillimbury					480-482
	New Tecumseth					484-483

* Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary


Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIM-BURY
EAST GWILLIMBURY
UXBRIDGE
NEW-MARKET
ORANGEVILLE
KING
AURORA
WHITCHURCH-STOUFFVILLE
CALEDON
RICHMOND HILL
VAUGHAN
MARKHAM
PICKERING
BRAMPTON
AJAX
North York
METROPOLITAN
HALTON HILLS
Scarborough
Etobicoke
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TORONTO CMA

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October 1995

Toronto CMA

RENTAL MARKET REPORT

RAPPORT SUR LES LOGEMENTS LOCATIFS

A/LNH 6231

STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis.

The following reports are published by CMHC's Toronto Branch. Where no prices are shown, the reports are free of charge. For these reports, please contact Beverly Doucette at 416-789-8708. Items indicated with an asterisk (*) are also available for most centres across Canada. Contact us for more information.

***LOCAL HOUSING MARKET REPORT** -- This monthly report summarizes statistics on housing and the economy. The reports contain comment, analysis, and topical issues pertaining to local housing markets. At the Toronto Branch, this report covers areas west to Oakville, north to Huntsville, and east to Belleville.

***RENTAL MARKET REPORT** -- This report provides current vacancy and rent statistics of local markets. The report is based on a survey of privately and publicly initiated apartment and row structures of three or more units offered for rent. The report is produced annually and is available for the Toronto CMA, the Oshawa CMA, and the Barrie, Peterborough, and Belleville areas at the Toronto Branch.

REAL ESTATE FORECAST - TORONTO CMA -- Produced for real estate professionals and housing consumers, this report includes forecasts of the local economy, interest rates, and key housing indicators such as sales, prices, and listings. It is produced semi-annually (spring and fall). Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

BUILDERS' FORECAST - TORONTO CMA -- This report summarizes and forecasts components of the new housing market such as interest rates, new home sales, land supply, and demand for ownership and rental product. It is produced semi-annually (spring and fall). Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

***HOUSING FORECAST** -- This report combines information included in the Real Estate and Builders' Forecasts. It is also produced semi-annually. At the Toronto Branch, it is available for the Oshawa CMA, the Barrie CA, and the Peterborough CA. Single copies are free of charge. Large quantity reprints are available at a cost of $25.00 per 100 copies.

RETIREMENT HOME SURVEY -- An annual report produced to indicate the state of the retirement home market in the Toronto Branch Territory. Vacancy rates, per diem rates, supply and demand factors, and new construction of retirement homes are summarized. ($15)

CONDOMINIUM SURVEY -- This annual report is produced for the Toronto CMA as a supplement to the Rental Market Survey to determine rental vacancy rates in condominiums, price and rent per square foot, and new supply. ($15)

LAND SUPPLY SURVEY -- This report is produced in conjunction with the Ministry of Housing and area municipalities. It monitors the active, draft-approved, and registered plans of subdivision and residential land availability. Long term potential demand is discussed to indicate the duration of land supply. It is an annual report available for the Greater Toronto Area. ($20)

MULTIPLE UNIT PROGRESS REPORTS -- This report is a quarterly listing of multiple unit projects currently approved and under construction in the Toronto Branch. ($15 for a single issue or $40 annually)

DETAILED LOCAL HOUSING MARKET REPORT TABLES -- These are statistical tables for the area municipalities and are available monthly ($10 for a single issue or $75 annually). These are also available by fax ($15 for a single issue or $100 annually).

DETAILED RENTAL MARKET REPORT TABLES -- These are statistical tables which include vacancies by age of structure, average rents by age of structure, and vacancy rates by rent range. They are available for Toronto (covering each of 31 zones -- $25), Oshawa (covering each of 4 zones -- $10), Barrie ($10), Peterborough ($10), and Belleville ($10).

WHO'S OUT THERE? -- Using CMHC's extensive database on NHA mortgages, this report profiles NHA borrowers, and the choices they make in the real estate and mortgage markets. Produced quarterly for the Toronto CMA, lending and real estate professionals can use it in their business planning and to educate their clients. ($8 for a single issue, $20 annually)

HIGHLIGHTS OF THE OCTOBER 1995 RENTAL MARKET SURVEY

- The vacancy rate in October 1995 was 0.8% for privately initiated rental apartment structures with three or more units in the Toronto CMA.

- The vacancy rate has fallen consistently since it peaked in October 1992 at 2.2%. The rate was 1.2% a year ago.

- Vacancy rates in Census Metropolitan Areas (CMAs) in Canada were lowest in Toronto (0.8%), Saskatoon (1.0%), and Vancouver (1.2%). Canada's highest vacancy rate was recorded in St. John's, Newfoundland (10.8%).

- Total rental market completions have fallen to only 2,500 units in 1995, and only 2,000 completions are expected in 1996.

- The vacancy rate is forecast to fall to 0.5% in October 1996 and decline further to 0.3% in October 1997.

- Average rents for all private rental units are up by approximately 2.2-3.1 per cent, depending upon bedroom type.

- The upper end of the rental market continues to adjust. After 5 years of rent reductions for new apartments, their vacancies are only slightly above average.

- The turnover rate in the Toronto CMA was down from 1.6% in September 1994 to 1.4% in September 1995. A tighter market and less choice for tenants accounts for the decline.

- The vacancy rate for assisted structures was 0.6%, down from the 1.0% recorded one year ago.

- Average rents are expected to increase at approximately the rent review guideline in 1996 (2.8%) as vacancy rates tighten.

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January 1996

CMHC RENTAL MARKET SURVEY — Toronto CMA

OCTOBER 1995

We are pleased to provide you with the results of our semi-annual Rental Market Survey for the Toronto Census Metropolitan Area.

The rental universe surveyed includes buildings containing three or more self-contained units and row structures. Privately initiated and assisted rental structures were surveyed in the October 1995 survey.

Vacancy rates for privately and publicly initiated units were recorded in the October 1995 survey. Average rents for vacant and all units were collected for privately initiated structures only. In addition, turnover rates for privately initiated structures have been monitored for the Toronto CMA.

Information was obtained through interviews with apartment owners, property management representatives and/or building superintendents, to whom we extend our thanks and appreciation. Without their co-operation, this report would not have been possible.

Should you have any questions about the survey, or wish additional information that is not presented in this report, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 789-8707.

J.A. Jarvis
Manager
Toronto Branch

VACANCY RESULTS

The vacancy rate in the Toronto Census Metropolitan Area (CMA) has been falling at a consistent pace over the past year. The vacancy rate in the Toronto CMA has fallen from 1.2% in October 1994, to 1.0% in April 1995, to 0.8% in October 1995. This is the first time the vacancy rate has been below the 1 per cent mark since April 1990. The vacancy rate peaked at 2.2% in October 1992. Toronto now has the lowest vacancy rate of large urban centres across Canada.

The 0.8% rate means that of every 1000 privately initiated rental apartments in structures of three or more units, 8 were vacant and available for immediate rental. Out of a total supply of 299,025 private rental apartments, 2,417 were vacant and available for immediate rental in the Toronto CMA.

The most significant factor contributing to the declining vacancy rate is the lack of supply. The number of units coming to market has been declining, and will continue to decline in the next two years. Very few private rental buildings have been constructed over the past few years. The assisted sector has provided the bulk of supply over the past couple of years. However, in July 1995, the provincial government cancelled most of the non-profit and co-operative projects which had not yet started. As a result, the number of completions, which had been falling already, will be further reduced in 1996 and 1997.

In addition to the supply issue, a weak job market, lack of consumer confidence, higher interest rates for most of 1995, and a steady flow of immigrants, which are renting until they are financially settled, have contributed to the declining vacancy rate.

Offsetting the decline has been a slow but steady movement of first time buyers from rental accommodation to homeownership, which have dominated the resale and new home markets even while interest rates have been higher.

In short, demand has outpaced supply in the last year. With less new supply coming onstream, the vacancy rate will continue to fall in 1996 and 1997.

SUBMARKET VACANCY PROFILE

Vacancy rates in most submarkets within the Toronto area have fallen over the past six months. All areas within Metropolitan Toronto recorded a vacancy rate of 1 per cent or less, with Scarborough having the lowest rate at 0.5%. Outside of Metro, there was more of a variance. Some submarkets are extremely tight. Richmond Hill and Vaughan recorded the lowest vacancy rates in the country at only 0.1%, while other areas were also very low: Markham (0.3%), Oakville, Pickering and Ajax (0.5%), and Mississauga (0.6%).

The vacancy rate in York Region was artificially higher due to one project experiencing a temporary vacancy rate of almost 50 per cent.

It is expected that all areas within the Toronto CMA will have declining vacancy rates into 1996 and 1997 as there will be fewer rental completions. This will be coupled with steady demand as the economy improves moderately.

The following is a list of the vacancy rates for privately initiated apartment structures of three or more units within the Toronto CMA:

VACANCY RATES IN THE TORONTO CMA
PRIVATE APARTMENTS — THREE UNITS AND OVER
OCTOBER 1995

Municipality/Area	Oct 1994	Apr 1995	Oct 1995
Toronto (City)	1.3%	1.4%	0.9%
Etobicoke	1.5%	1.0%	0.9%
York (City)	1.2%	1.2%	1.0%
East York	1.4%	0.8%	0.8%
Scarborough	1.2%	0.8%	0.5%
North York	1.0%	0.8%	0.8%
Metropolitan Toronto	**1.2%**	**1.1%**	**0.8%**
Mississauga	1.4%	0.9%	0.6%
Brampton	1.2%	0.7%	1.1%
Oakville	0.8%	1.6%	0.5%
Markham	0.3%	0.1%	0.3%
Richmond Hill/Vaughan	0.2%	0.5%	0.1%
Aurora/Newmarket	0.9%	1.5%	3.6%
York Region	0.5%	0.8%	1.6%
Ajax/Pickering	3.6%	0.7%	0.5%
Toronto CMA	**1.2%**	**1.0%**	**0.8%**

Vacancy rates are less than 1 per cent for all bedroom types except for bachelor units. Typically, bachelor units have higher vacancies, as there are fewer numbers of this type of suite, and they are out of favour with most consumers. As vacancy rates decline, they are the last bedroom type to show a solid reduction in the number of vacancies. As a result, the vacancy rate for bachelor units has fallen from 2.1% to 1.9% over the past six months.

Vacancy rates are lowest in 2-bedroom units as they are the most common type of unit, and they are the most desirable for couples, small families, or for those who are doubling up to save money.

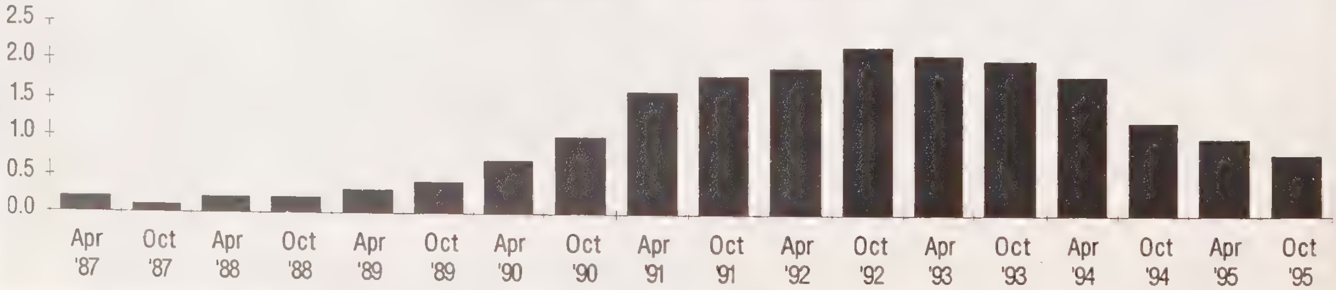
It is expected that as supply dwindles, vacancy rates for all bedroom types will fall over the next few surveys.

VACANCY RATES BY BEDROOM TYPE — HISTORICAL COMPARISON
PRIVATE APARTMENTS — THREE UNITS AND OVER
TORONTO CMA

SURVEY DATE		BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
1987 –	APRIL	.5	.1	.2	.1	.2
	OCTOBER	.2	.1	.1	.1	.1
1988 –	APRIL	.3	.2	.2	.2	.2
	OCTOBER	.3	.2	.2	.4	.2
1989 –	APRIL	.3	.2	.2	.3	.3
	OCTOBER	.6	.4	.4	.5	.4
1990 –	APRIL	.7	.6	.7	.8	.7
	OCTOBER	1.4	.8	.9	1.4	1.0
1991 –	APRIL	2.4	1.4	1.6	2.3	1.6
	OCTOBER	2.7	1.5	1.9	2.1	1.8
1992 –	APRIL	3.3	1.8	1.7	2.2	1.9
	OCTOBER	3.2	1.9	2.1	3.1	2.2
1993 –	APRIL	3.7	2.0	1.7	2.9	2.1
	OCTOBER	3.2	1.9	1.6	2.8	2.0
1994 –	APRIL	2.6	1.9	1.5	2.3	1.8
	OCTOBER	2.1	1.2	1.0	1.9	1.2
1995 –	APRIL	2.1	1.1	0.7	0.8	1.0
	OCTOBER	1.9	0.8	0.6	0.9	0.8

TORONTO CMA VACANCY RATES, 1987-1995

Private Apartments - Three Units And Over



ASSISTED VACANCY RATE PROFILE

In addition to rents and vacancies of private rental structures, CMHC surveyed the vacancy rates of assisted rental structures** in the October 1995 Rental Market Survey. The vacancy rate in assisted rental structures has fallen from 1.0% in October 1994 to 0.6% in October 1995. Most of the vacancies were in market rent units. New assisted housing supply has dropped from almost 4,000 units in 1994 to 2,300 in 1995. In 1996, completions should be 2,000 units, followed by less than 1,000 in 1997, which is expected to contribute to a further decline in vacancy rates for both privately initiated and assisted rental housing.

Assisted vacancy rates are 1 per cent or lower in every region and municipality within the Toronto CMA. Vacancy rates are highest in Bradford West Gillimbury (1.0%), the City of Toronto (0.9%), and Caledon (0.9%), while the lowest vacancy rates are in Milton/Halton Hills (0.0%), Orangeville (0.0%), and Brampton (0.1%).

By bedroom type, vacancies in assisted rental housing are slightly lower than in private rental housing.

VACANCY RATES BY BEDROOM TYPE
PRIVATE AND ASSISTED APARTMENTS – THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1995

	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	ALL UNITS
PRIVATE	1.9	0.8	0.6	0.9	0.8
ASSISTED	1.2	0.5	0.5	0.5	0.6

**Assisted rental structures include FP (federal/provincial) projects, non-profit co-operatives, CMHC sponsored projects, limited dividend housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

WHAT TYPES OF STRUCTURES DO WE INCLUDE IN TORONTO'S RENTAL MARKET SURVEY?

One of the most commonly asked questions of our staff is "what do we survey?" during our Rental Market Survey. This question is better answered by what **we do** and **do not** survey.

We do survey all privately initiated apartment and row structures of three or more units. Units must be "self-contained", meaning they have a living and kitchen area, and a bathroom. We also survey registered condominiums which are more than 50% rented AND have a central property management office on-site. These might include syndicated rental projects or projects that have a high ratio of renters. In these cases, only the number of units which are rented are included as part of the universe, and not the entire building. For example, if a registered condominium apartment building has 100 units, of which 60 are rented, and has an on-site rental office, 60 units will be surveyed as rental units within our survey. The other 40 units are not considered as part of the rental universe as they are owner-occupied and not available for rent. This is one of the reasons why the universe numbers change from survey to survey. The example might have 60 rental units this survey, and 65 rental units in the next survey.

We do survey all assisted apartment and row structures of three or more units annually. Assisted rental structures include FP (federal/provincial) projects, non-profit co-operatives, CMHC sponsored projects, limited dividend housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

We do not survey single family homes, duplexes, basement or accessory apartments, rooming houses, apartment hotels, units that are not "self-contained" (such as hostels and group homes), registered condominiums that are more than 50% owner-occupied, or registered condominiums that are more than 50% rented but do not have an on-site rental office. **Registered condominiums that are not surveyed are addressed in our Toronto CMA Condominium Survey. This survey is available at a price of $15 by contacting Beverly Doucette at 416-789-8708.**

RENT PROFILE

The Toronto CMA rental market is becoming more competitive, as seen by the changes in average rents in October 1995. Newer buildings have often kept rents the same as the previous year, or, have reduced rents to become more competitive. Average rent increases have been between 2.2-3.1%, depending on bedroom type, comparable to or lower than the 1995 rent review guideline of 2.9%.

AVERAGE RENTS
PRIVATE APARTMENTS – THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1994-1995

ALL UNITS			
UNIT TYPE	**OCT 94**	**OCT 95**	**% CHANGE**
Bachelor	$516	$531	+2.9%
1-Bedroom	$641	$661	+3.1%
2-Bedroom	$784	$805	+2.4%
3-Bedroom	$936	$957	+2.2%

Rent increases have been slightly higher in 1995 than in recent years. These increases have been closer to the rent review guideline, as vacancy rates have been lower and there has been less competition. Average increases have been higher, as some landlords who have not passed on rent increases over the past few years have initiated small rent increases as the market has become tighter.

Rents still vary widely across the Toronto CMA. The highest rents are found in the City of Toronto, Mississauga, and Brampton, while lower rents are prevalent in the other municipalities within Metro Toronto, such as the City of York, East York, North York, and Etobicoke. These lower rents are in older stock, in good locations, with good proximity to transit which renters often use.

AVERAGE RENTS
PRIVATE APARTMENTS -- THREE UNITS AND OVER
TORONTO CMA

ZONE	LOCATION	BACHELOR		1-BEDROOM		2-BEDROOM		3-BEDROOM	
		OCT 94	OCT 95	OCT 94	OCT 95	OCT 94	OCT 95	OCT 94	OCT 95
1	Toronto (Central)	$545	$575	$693	$732	$939	$983	$1186	$1295
2	Toronto (East)	$481	$509	$619	$618	$759	$819	$880	$857
3	Toronto (North)	$540	$559	$691	$711	$937	$957	$1450	$1420
4	Toronto (West)	$476	$472	$610	$613	$776	$785	$1009	$1038
1-4	**Toronto City**	**$521**	**$537**	**$666**	**$688**	**$888**	**$913**	**$1236**	**$1252**
5	Etobicoke (South)	$456	$453	$541	$550	$654	$676	$914	$853
6	Etobicoke (Central)	$525	$539	$646	$669	$786	$815	$968	$996
7	Etobicoke (North)	$467	$488	$610	$624	$833	$826	$892	$884
5-7	**Etobicoke City**	**$470**	**$468**	**$592**	**$611**	**$758**	**$777**	**$942**	**$954**
8	York City	$474	$489	$607	$630	$742	$757	$909	$983
9	East York (Borough)	$512	$522	$610	$638	$731	$765	$933	$1001
10	Scarborough (Central)	$562	$577	$612	$648	$701	$735	$809	$848
11	Scarborough (North)	$533	$583	$715	$728	$868	$869	$963	$972
12	Scarborough (East)	$615	$667	$650	$686	$783	$800	$859	$871
10-12	**Scarborough City**	**$572**	**$600**	**$641**	**$672**	**$769**	**$790**	**$865**	**$883**
13	North York (Southeast)	$498	$520	$652	$654	$766	$771	$913	$930
14	North York (Northeast)	$709	$683	$678	$701	$827	$833	$957	$976
15	North York (Southwest)	$442	$468	$595	$617	$705	$740	$891	$913
16	North York (N. Central)	$467	$457	$601	$614	$727	$744	$869	$900
17	North York (Northwest)	$508	$520	$608	$626	$703	$732	$841	$854
13-17	**North York City**	**$514**	**$521**	**$627**	**$642**	**$748**	**$765**	**$899**	**$919**
1-17	**Metropolitan Toronto**	**$516**	**$530**	**$638**	**$660**	**$782**	**$803**	**$950**	**$969**
18	Mississauga (South)	$493	$510	$632	$646	$733	$750	$821	$847
19	Mississauga (Northwest)	$564	$533	$724	$750	$819	$854	$906	$937
20	Mississauga (Northeast)	$593	$608	$709	$704	$862	$880	$937	$932
18-20	**Mississauga City**	**$551**	**$563**	**$675**	**$681**	**$813**	**$832**	**$894**	**$906**
21	Brampton (West)	$501	$497	$633	$637	$777	$787	$893	$1016
22	Brampton (East)	$576	$580	$718	$748	$823	$852	$903	$938
21-22	**Brampton City**	**$526**	**$525**	**$663**	**$677**	**$799**	**$817**	**$900**	**$967**
23	Oakville Town	$494	$498	$645	$664	$769	$802	$940	$966
24	Caledon	*	*	$559	$584	$652	$626	*	*
25	R. Hill, Vaughan, King	$545	$545	$641	$650	$732	$748	$905	$937
26	Aurora, Newm., Whit-St.	$440	$435	$606	$640	$759	$798	$875	$854
27	Markham Town	$486	$503	$557	$600	$640	$680	$740	$769
25-27	**York Region**	**$498**	**$497**	**$608**	**$634**	**$722**	**$753**	**$858**	**$870**
28	Pickering, Ajax, Uxbridge	$534	$511	$686	$685	$778	$780	$830	$855
29	Milton, Halton Hills	$456	$455	$589	$595	$715	$719	$873	$880
30	Orangeville	$454	$479	$584	$590	$695	$695	$834	$858
31	Bradford, W. Gwillimbury	$448	$510	$603	$591	$665	$699	$814	$686
18-31	**Remaining Toronto CMA**	**$526**	**$537**	**$660**	**$669**	**$791**	**$811**	**$886**	**$913**
1-31	**Toronto CMA**	**$516**	**$531**	**$641**	**$661**	**$784**	**$805**	**$936**	**$957**

* Sample too small or not available

PROFILE OF VACANCIES AND RENTS BY AGE OF STRUCTURE

Detailed analysis of vacancy rates by age of structure show that the rental market is at a turning point. Earlier in the decade, vacancy rates varied considerably by age of structure. The newest buildings (constructed after 1984) had a vacancy rate of 9.8% in October 1991. Buildings completed during 1975-84 also had a high vacancy rate (4.2%) as did buildings constructed before 1940 (3.4%).

"Middle-aged" buildings, on the other hand, had low vacancy rates in 1991. For buildings completed during 1960 and 1974, the vacancy rate was 0.7%; for buildings completed during 1940 and 1959, the vacancy rate was 1.1%. As can be seen in the following table, the vacancy distribution in 1995 has become flatter. In October 1995, post-1984 buildings and pre-1940 buildings had a vacancy rate of 1.3%, while buildings constructed between 1960 and 1974 recorded a vacancy rate of 0.6%.

The adjustment of vacancy rates is largely due to the changes in rents over the past five years. Rents for post-1984 buildings have fallen over the past 5 years. The average rent for all bedroom types in post-84 buildings has declined from $1007 in October 1991 to $961 in October 1995. In comparison, average rents have increased in buildings constructed between 1960 and 1974 from $639 in October 1991 to $727 in October 1995.

VACANCY RATES AND AVERAGE RENTS BY AGE OF STRUCTURE
PRIVATE APARTMENTS -- THREE UNITS & OVER
TORONTO CMA, 1991 - 1995

	COMPLETION DATE	VACANCY RATES 1991	1992	1993	1994	1995	AVERAGE RENTS 1991	1992	1993	1994	1995
BACHELOR	BEFORE 1940	4.9%	4.5%	5.9%	4.2%	2.6%	$453	$453	$463	$472	$489
	1940-1959	1.9%	3.1%	3.2%	1.9%	1.3%	$442	$455	$474	$480	$493
	1960-1974	2.1%	2.4%	1.9%	1.7%	2.0%	$480	$503	$520	$529	$541
	1975-1984	3.4%	4.1%	3.9%	0.7%	1.3%	$593	$587	$598	$595	$612
	AFTER 1984	5.5%	6.2%	4.5%	4.4%	2.8%	$551	$498	*	*	*
1-BEDROOM	BEFORE 1940	3.1%	4.5%	3.1%	2.2%	1.1%	$603	$604	$622	$627	$650
	1940-1959	0.9%	2.0%	1.8%	1.5%	0.9%	$523	$542	$564	$575	$592
	1960-1974	0.7%	1.0%	1.6%	1.1%	0.7%	$572	$597	$620	$638	$661
	1975-1984	4.8%	4.2%	2.7%	0.8%	0.9%	$762	$757	$747	$758	$772
	AFTER 1984	6.7%	6.3%	3.4%	2.8%	0.9%	$866	$867	$828	$810	$807
2-BEDROOM	BEFORE 1940	2.9%	4.2%	2.3%	1.1%	1.0%	$794	$822	$813	$831	$865
	1940-1959	1.0%	1.3%	1.6%	0.8%	0.9%	$633	$655	$684	$693	$709
	1960-1974	0.5%	0.9%	0.9%	0.8%	0.3%	$673	$710	$734	$755	$777
	1975-1984	3.8%	5.7%	3.4%	1.8%	1.0%	$889	$879	$889	$882	$904
	AFTER 1984	11.6%	4.7%	3.0%	0.9%	1.1%	$1003	$1028	$1022	$1015	$1009
3-BEDROOM	BEFORE 1940	2.3%	4.0%	2.1%	0.8%	1.0%	$1032	$977	*	*	*
	1940-1959	2.0%	2.1%	2.1%	1.3%	1.4%	$980	$994	$990	$1081	$1096
	1960-1974	0.8%	1.4%	1.5%	1.1%	0.5%	$828	$862	$899	$913	$934
	1975-1984	4.5%	7.6%	6.3%	4.5%	1.6%	$978	$954	$962	$960	$980
	AFTER 1984	6.6%	6.7%	1.9%	2.7%	3.2%	$1083	$1126	$1040	$1090	$1095
ALL TYPES	BEFORE 1940	3.4%	4.4%	3.4%	2.2%	1.3%	$647	$649	$661	$670	$699
	1940-1959	1.1%	1.9%	1.9%	1.3%	1.0%	$568	$586	$616	$623	$637
	1960-1974	0.7%	1.1%	1.3%	1.0%	0.6%	$639	$664	$695	$707	$727
	1975-1984	4.2%	5.4%	3.7%	1.7%	1.1%	$841	$829	$835	$830	$850
	AFTER 1984	9.8%	5.3%	3.0%	1.6%	1.3%	$1007	$983	$974	$963	$961

Additional analysis of vacancy rates by rent range confirms that newer buildings with higher rents have adjusted to the current market. Earlier in this decade, buildings with high rents experienced very high vacancy rates. By 1995, vacancy rates at the high end have been sharply reduced, and are now very similar to the vacancy rates in the middle and lower parts of the rental distribution. This alignment of vacancy rates has occurred because of the adjustments in rents for new units.

Rents in the middle part of the market will continue to increase at about the rate of the rent control guideline (2.8% for 1996). As for the upper end, the reduction in vacancies will allow for some increases in 1996. However, property managers of high end projects will find that competition from homeownership alternatives will limit their ability to increase rents.

VACANCY RATES BY RENT RANGE BY BEDROOM TYPE
PRIVATE APARTMENTS--THREE UNITS & OVER
OCTOBER SURVEYS, TORONTO CMA

RENT RANGE	BACHELOR					1-BEDROOM				
	1991	1992	1993	1994	1995	1991	1992	1993	1994	1995
$400 AND UNDER	1.7	3.8	4.3	2.6	6.0	1.0	2.8	1.1	7.9	0.6
$401-500	3.3	3.2	3.7	2.3	2.4	0.4	0.9	1.8	1.2	0.9
$501-600	3.0	3.5	1.8	2.1	0.8	1.0	1.2	1.2	1.2	0.8
$601-700	3.3	2.8	3.9	1.1	1.3	1.7	2.2	2.7	1.4	0.8
$701-800	3.3	3.1	5.3	1.1	0.9	4.6	4.5	2.4	1.1	0.8
$801-900	0.0	0.0	7.1	14.2	2.7	4.9	3.3	2.1	0.9	0.8
$901-1000	*	*	*	*	*	4.4	2.4	2.2	1.6	0.7
$1001-1100	*	*	*	*	*	6.4	8.7	1.1	2.1	0.4
$1101-1200	*	*	*	*	*	0.0	6.2	6.2	8.1	0.0
$1201 AND OVER	*	*	*	*	*	4.2	2.8	3.2	21.6	4.6
AVERAGE RENT OF A VACANT UNIT	**$487**	**$496**	**$515**	**$520**	**$502**	**$705**	**$685**	**$657**	**$663**	**$679**

RENT RANGE	2-BEDROOM					3-BEDROOM				
	1991	1992	1993	1994	1995	1991	1992	1993	1994	1995
$400 AND UNDER	8.4	0.4	0.0	0.0	0.0	*	*	*	*	*
$401-500	0.1	0.4	1.3	0.4	0.4	*	*	*	*	*
$501-600	0.1	0.5	0.6	0.5	0.4	0.1	0.5	0.8	0.0	*
$601-700	0.7	0.6	0.6	0.7	0.4	0.1	0.1	0.7	0.4	0.0
$701-800	1.8	2.8	2.0	1.1	0.8	1.0	3.9	4.2	1.7	0.7
$801-900	3.4	4.4	2.6	1.0	0.6	1.4	4.8	2.8	1.8	1.2
$901-1000	3.7	4.0	2.4	0.9	0.7	5.3	3.9	2.7	2.0	0.7
$1001-1100	11.3	3.5	2.0	2.8	0.6	4.3	2.4	2.4	2.1	1.3
$1101-1200	5.6	5.4	2.5	1.5	0.6	4.7	5.6	5.2	5.0	2.5
$1201 AND OVER	11.3	4.7	2.4	1.7	0.5	4.8	9.7	4.0	3.7	1.2
AVERAGE RENT OF A VACANT UNIT	**$970**	**$893**	**$876**	**$836**	**$822**	**$1058**	**$970**	**$984**	**$1002**	**$1009**

*Sample size too small or not available

CMHC's Toronto Branch has completed a unique analysis of the changing rental market. It looks at rents and vacancies in 1990 and 1995. By focusing on buildings by age, it illustrates the severe imbalance that existed in the rental market in 1990. The analysis concludes that by 1995, the market adjustment is close to completion, and assesses the implications for future rent increases. **Please call Willard Dunning, Senior Market Analyst for more details at 416-789-8709, or order your copy through Beverly Doucette at 416-789-8708 for $15.**

TURNOVER RATES

In 1995, the CMHC Toronto Branch surveyed turnover rates, the sixth time since October 1990. This is done to complement the information on vacancies and rents and to further examine the availability of apartments. Typically, tenants can vacate an apartment at the end of the month, and a new tenant moves in shortly thereafter. However, the unit is never considered vacant as the unit is usually leased before it becomes physically unoccupied. These units do not satisfy CMHC's vacancy definition of "physically unoccupied and available for immediate rental".

In the October 1995 survey, all landlords and property managers sampled in the Toronto CMA were asked if any households moved into the building in September or if any tenants moved "within" the building from one unit to another.

The CMHC Toronto Branch defines the turnover rate as the ratio of the number of units that turn over in the month to the total rental housing stock. In September 1995, the overall turnover rate for the Toronto CMA was 1.4%, down from the 1.6% in September 1994, and the 1.9% recorded in September 1993. In total, 4,067 units changed occupancy over the month of September in the Toronto CMA, almost 600 units less than in September 1994.

The highest turnover rates tend to be in more peripheral areas within the Toronto CMA. In September 1995, the highest turnover rates were in Oakville (2.6%), Zone 25--Richmond Hill, Vaughan, and King--(1.8%), and Brampton (1.7%). This can be attributed to the steady number of renters in these areas moving into homeownership, particularly if ownership carrying costs are only slightly above the rents being charged in these areas.

It is evident that as the vacancy rate declines, the turnover rate has also declined. As units are scarcer, there is less choice, and tenants have less ability to move. It is expected that the turnover rate will decline further in 1996, mirroring the decline in vacancy rates.

There are some submarkets that experienced very low turnover rates, as units are in high demand, in good locations, and offer good quality for the amount of rent charged. These areas include Scarborough North (0.6%), Scarborough East and East York (0.7%), and Central Etobicoke (0.8%). These locations are suburban Metro areas with good access to public transportation. Most of the rental stock in these areas was built during the sixties and early seventies, and has moderate rental charges.

TURNOVER RATES
PRIVATE APARTMENTS -- THREE UNITS AND OVER
OCTOBER 1995

ZONE	LOCATION	OCT 95 VACANCY RATE	OCT 94 TURNOVER RATE	OCT 95 TURNOVER RATE	HOUSEHOLDS WHO MOVED	PRIVATE UNIVERSE
1	Toronto (Central)	0.7	2.6	2.5	681	27774
2	Toronto (East)	1.1	0.8	1.0	56	5724
3	Toronto (North)	0.3	1.6	1.2	353	29773
4	Toronto (West)	1.8	1.5	1.6	346	21746
1-4	**Toronto City**	**0.9**	**1.9**	**1.7**	**1436**	**85017**
5	Etobicoke (South)	1.4	2.2	1.9	204	10485
6	Etobicoke (Central)	0.3	1.5	0.8	110	14243
7	Etobicoke (North)	1.4	1.5	1.8	98	5318
5-7	**Etobicoke City**	**0.9**	**1.7**	**1.4**	**412**	**30046**
8	York City	1.0	1.8	1.6	265	16810
9	East York (Borough)	0.8	1.4	0.7	125	17686
10	Scarborough (Central)	0.4	1.6	1.1	153	14291
11	Scarborough (North)	0.6	0.5	0.6	40	6442
12	Scarborough (East)	0.8	1.3	0.7	70	10489
10-12	**Scarborough City**	**0.5**	**1.2**	**0.8**	**263**	**31222**
13	North York (Southeast)	0.7	1.1	1.1	187	16889
14	North York (Northeast)	0.6	1.0	0.9	103	11748
15	North York (Southwest)	1.1	1.3	1.2	116	9658
16	North York (N. Central)	0.3	1.1	1.0	120	11821
17	North York (Northwest)	1.1	1.6	1.5	217	14273
13-17	**North York City**	**0.8**	**1.2**	**1.2**	**743**	**64389**
1-17	**Metropolitan Toronto**	**0.8**	**1.5**	**1.3**	**3244**	**245169**
18	Mississauga (South)	0.8	1.4	1.2	140	11648
19	Mississauga (Northwest)	0.2	2.7	1.9	75	3983
20	Mississauga (Northeast)	0.5	2.0	1.6	216	13782
18-20	**Mississauga City**	**0.6**	**1.9**	**1.5**	**431**	**29413**
21	Brampton (West)	1.0	1.7	2.3	127	5631
22	Brampton (East)	1.2	3.1	1.1	46	4343
21-22	**Brampton City**	**1.1**	**2.3**	**1.7**	**173**	**9974**
23	Oakville Town	0.5	1.3	2.6	119	4517
24	Caledon	3.8	3.8	1.3	1	79
25	R. Hill, Vaughan, King	0.1	1.8	1.8	30	1710
26	Aurora, Newm., Whit-St.	3.6	2.4	1.4	27	1968
27	Markham Town	0.3	1.0	0.6	6	1059
25-27	**York Region**	**1.6**	**1.8**	**1.3**	**63**	**4737**
28	Pickering, Ajax	0.5	1.0	0.9	19	2179
29	Milton, Halton Hills	1.0	4.4	*	*	1427
30	Orangeville	1.2	0.0	1.9	15	796
31	Bradford, W. Gwillimbury	1.2	0.8	0.3	2	734
18-31	**Remaining Toronto CMA**	**0.8**	**1.9**	**1.6**	**823**	**53856**
1-31	**Toronto CMA**	**0.8**	**1.6**	**1.4**	**4067**	**299025**

In addition to the falling vacancy rate, the turnover rate has fallen for several other reasons. The slower rate of rental completions has meant that fewer renters are leaving older buildings for newer ones. There have also been fewer condominiums available for rent as the vacancy rate in rented condominiums is much lower (0.4%). As a result, there have been fewer tenants moving into rented condominiums.

Home sales were quite strong during the summer of 1995, which might have boosted the turnover rate, as tenants vacated rental dwellings. It appears, however, that lower vacancies reduced mobility overall.

In addition to the turnover rate, the CMHC Toronto Branch monitors the rent level of units that turn over. Not surprisingly, lower rent apartments generally have the lowest turnover rates. Higher rent units tend to turn over more rapidly for at least two reasons. The occupants have relatively high incomes, and are more likely to move into homeownership. Alternatively, these tenants move in search of lower rents.

Lower rent apartments usually turn over less. However, there is an exception to this rule. Bachelor units turn over more frequently as they are often short-term accommodation. Therefore, bachelor units, virtually at all rent levels, have high turnover rates. Turnover rates for bachelor units are over 1.5%, for all rent ranges.

The lowest turnover rates are for family-oriented three-bedroom units. For families, occupancy situations are usually long-term. However, as for the other bedroom types, turnover rates increase in higher rent ranges, as homeownership becomes an alternative.

TURNOVER RATES BY RENT RANGE
PRIVATE APARTMENTS – THREE UNITS & OVER
TORONTO CMA, OCTOBER 1995

	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM
RENT RANGE	TURNOVER RATE	TURNOVER RATE	TURNOVER RATE	TURNOVER RATE
UNDER $401	1.6%	0.5%	0.0%	*
$401-500	2.4%	1.2%	0.2%	*
$501-600	2.3%	1.2%	0.6%	0.0%
$601-700	4.1%	1.2%	0.8%	0.6%
$701-800	2.5%	1.8%	1.4%	0.2%
$801-900	2.3%	2.4%	1.5%	1.1%
$901-1000	*	2.9%	1.7%	1.2%
$1001-1100	*	2.2%	2.2%	1.6%
$1101-1200	*	0.0%	2.5%	2.0%
OVER $1200	*	0.3%	3.5%	3.9%

NEW HOUSING SUPPLY

A decline in the number of rental housing completions has been the most significant factor impacting the Toronto rental market in 1995. Over the past few years, assisted rental housing units--non-profit and co-operative units--have made up over 95 per cent of the conventional rental housing supply. Fifty per cent of these rental units have targeted as "market" rent units.

After peaking in 1993, assisted rental completions fell 49 per cent in 1994, and a further 24 per cent in 1995. Completions will continue to decline until all assisted rental housing units currently under construction are completed. The provincial government is winding down its assisted rental housing programs.

There will be fewer private rental options for renters in the coming months. The number of condominium apartments unsold or unrented continues to fall. In October 1995, there were approximately 700 condominium apartment units unsold or unrented. This standing inventory is limited to high end product and peripheral locations.

According to CMHC's 1995 Condominium Study, approximately 32.7% of the condominium stock is rented, and the current vacancy rate is 0.4%, half the rate of the private rental market, and lower than the 0.6% recorded for the assisted rental market. As a result, condominiums will be less of a factor in absorbing rental demand as the vacancy rate declines.

Private investment in the rental market has been limited in the 1990's. A number of factors have combined to discourage new private rental construction, including high capital costs (land and construction), interest costs, uncertainty about future property values, taxation (property tax and changes in income tax), regulations (including rent controls, landlord and tenant legislation, and property standards), and market rents that do not cover the costs for new buildings.

More than 80% of the rental housing constructed in the 1990's has been through the assisted sector, mainly sponsored by the provincial government's various programs. Currently, dialogue between the private sector and the government is taking place, to find solutions to stimulate private rental investment and protect tenants.

Regionally, rental housing completions have dropped off dramatically in Metro Toronto and most of the surrounding regional municipalities, excepting York Region. Metro Toronto continues to have the largest share of rental completions, followed by Peel Region.

Homeownership supply has also slowed down in 1995, due to higher interest rates in the latter half of 1994 and into the first few months of 1995. Interest rates have been falling very gradually over the course of 1995 and a 5-year mortgage rate is now below 8 per cent, which should support homebuying activity in 1996. Homebuying remains a key factor in the outlook for the rental market.

The success story in 1995 has been the resurgence of condominiums. After condominium completions peaked in 1989 and troughed in 1993, they have been making a comeback. For the most part, projects have been medium density, low to medium-rise buildings. With limited inventories, the number of condominium completions is increasing after several years of decline.

Housing starts in 1995 have been a reflection of fluctuating interest rates and uncertain employment prospects. In 1995, housing starts fell 12 per cent from 1994, as declines were recorded for freehold and rental product. Total housing starts were:

- down 12% in the Toronto CMA;
- up 56% in Metro Toronto, mainly due to increases for multiple units;
- down 19% in Peel Region;
- down 37% in Durham Region;
- down 20% in York Region; and
- down 49% in Halton Region;

Little change is expected for housing starts in 1996. The year is starting in a state of weakness, and starts will remain weak for several months. With recent reductions in interest rates, the second half of the year should be stronger.

HOUSING COMPLETIONS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, 1986-1995

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-DECEMBER 1986	21038	2289	1565	2169	27061
JANUARY-DECEMBER 1987	27929	6389	646	1560	36524
JANUARY-DECEMBER 1988	25050	5123	2276	1793	34242
JANUARY-DECEMBER 1989	19394	14324	2698	2981	39397
JANUARY-DECEMBER 1990	12114	10868	2620	2334	27936
JANUARY-DECEMBER 1991	10985	9074	1514	4430	26003
JANUARY-DECEMBER 1992	11573	4262	524	6043	22402
JANUARY-DECEMBER 1993	10360	1407	363	7697	19827
JANUARY-DECEMBER 1994	11526	1660	243	3946	17375
JANUARY-DECEMBER 1995	10910	2361	236	2328	15835

HOUSING STARTS BY TENURE
HISTORICAL COMPARISON
TORONTO CMA, 1986-1995

	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
JANUARY-DECEMBER 1986	25380	5709	1509	1033	33631
JANUARY-DECEMBER 1987	29849	12488	1789	2392	46518
JANUARY-DECEMBER 1988	20840	12834	2684	2433	38791
JANUARY-DECEMBER 1989	17664	13077	1496	2947	35184
JANUARY-DECEMBER 1990	8032	6367	1840	2484	18723
JANUARY-DECEMBER 1991	10684	2208	198	5724	18814
JANUARY-DECEMBER 1992	10711	1218	589	8252	20770
JANUARY-DECEMBER 1993	9562	1917	291	3867	15637
JANUARY-DECEMBER 1994	13632	2265	47	2499	18443
JANUARY-DECEMBER 1995	10104	4303	20	1898	16325

THE ECONOMY

The falling Canadian dollar at the end of the 1993 and record-low interest rates in the first few months of 1994 set the stage for dramatic improvements in the economy, especially for firms dealing internationally. Exports-producing companies were becoming much more competitive on an international scale. However, as interest rates spiked upwards in the latter half 1994 and into 1995, the momentum of this recovery was flattened, and the housing industry has consequently paused.

The Toronto economy is continuing to send out mixed signals. The export sector will continue to create jobs during 1996, but this will be offset by declines in the government sector. In consequence, total job growth will be weak during 1996.

Net migration levels have been improving, particularly due to positive immigration flows to Toronto. Migration is generating household formation, albeit at a slow pace, as newly arrived immigrants get on their feet. Immigrants typically choose rental housing as their first step in the housing market. Approximately 5,000-6,000 rental households are created per year, which exceeds the supply coming onto the market. Other alternatives such as condominiums, accessory and basement apartments, and doubling up will all serve as options in the short term rental market.

OUTLOOK

The next Rental Market Survey will take place in October 1996. The Toronto vacancy rate is expected to fall from 0.8% in 1995, to 0.5% in 1996, and further to 0.3% in 1997. The magnitude of the drop in the vacancy rate will be dependent on several factors.

- The path of interest rates--Interest rates went on a rollercoaster ride in 1995 and caused corresponding swings in the housing market. Rates have been lower in the past few months, which could help move some renters into homeownership and ease the pressure on vacancy rates.

In the meantime, several factors point to lower vacancy rates into 1996 and 1997.

- Continued growth in rental demand--Rental demand in the Toronto CMA is expanding by 5,000-6,000 renter households annually. Immigration is a key factor in this demand. New rental supply, on the other hand, will amount to only 2,000 assisted rental units. Other types of unconventional rental accommodation will be tapped in 1996, including rented condominiums, rented homes, basement and accessory apartments, and doubling up.

- New supply remains an unknown--The provincial government is assessing options to encourage new supply, as assisted rental housing programs have been cancelled. Because of the length of the housing production process, any solutions will not generate new supply until at least 1997. A tight market is a certainty in the short term.

- Consumer confidence is volatile--Prospects for the economy are mixed and looming cutbacks, particularly in the public sector, will cast a shadow on consumer confidence. This should keep some renters, who may be uncertain about their employment situation, in rental accommodation.

With a tighter rental market, rent increases are likely to accelerate slightly during 1996. Average rents are expected to increase by about the rent control guideline (2.8%). Competition from homeownership alternatives will limit increases in the upper end of the market. At the lower end, recent reductions in welfare rates will limit tenants' ability to pay. The greatest pressures on rents will be in the middle of the market.

VACANCY RESULTS ACROSS CANADA

In Canadian Census Metropolitan Areas, the vacancy rate of privately initiated apartment structures of three units and over has increased slightly to 4.3% in October 1995 from the 4.2% recorded in April 1995, but down from the 4.6% logged a year ago. The highest vacancy rate was in St. John's, Newfoundland, where the rate was 10.8% while the lowest vacancy rates were recorded in Toronto (0.8%), Saskatoon (1.0%), and Vancouver (1.2%).

Vacancy Rates For Privately Initiated Structures Three Units and Over

CMA	October 1994	April 1995	October 1995
Toronto	1.2%	1.0%	0.8%
Saskatoon	1.8%	2.3%	1.0%
Vancouver	0.8%	1.3%	1.2%
Windsor	1.6%	1.3%	1.8%
Hamilton	2.4%	2.4%	2.0%
Regina	3.2%	3.3%	2.1%
Kitchener	2.8%	2.6%	2.2%
Oshawa	3.4%	2.6%	2.7%
Victoria	1.9%	4.1%	3.3%
Calgary	5.1%	4.6%	3.6%
Ottawa	2.6%	3.4%	3.8%
London	4.1%	3.9%	4.3%
St. Catharines-Niagara	5.8%	4.9%	5.2%
Winnipeg	5.6%	4.7%	5.4%
Sudbury	4.3%	6.2%	6.0%
Chicoutimi-Jonquiere	6.3%	5.5%	6.0%
Québec	6.9%	5.6%	6.0%
Thunder Bay	4.1%	6.4%	6.2%
Montréal	6.8%	5.8%	6.2%
Sherbrooke	8.0%	6.2%	6.2%
Trois Rivieres	7.4%	7.3%	7.2%
Halifax	7.2%	7.2%	7.7%
Hull	6.6%	5.6%	8.3%
Saint John	8.0%	8.8%	8.6%
Edmonton	8.9%	10.2%	10.2%
St. John's	7.1%	9.1%	10.8%
All CMA's in Canada	**4.6%**	**4.2%**	**4.3%**

** Please note that these figures are slightly different than those in the appendix of this report. The figures in the appendix refer to a 12-year historical period of privately initiated apartments of <u>six</u> units and over.

A NOTE ABOUT THE TABLES

CMHC provides the largest and most thorough survey of rental apartments and row housing in Canada. Please read the technical appendix to find out how the survey is conducted and what is included in the survey. The types of rental accommodation which are not found in our survey include:

- condominiums which are individually owned and rented to households on a private basis; and
- structures with less than three rental units (including basement and accessory apartments).

Table headings and footnotes should be read carefully in order to accurately interpret the data being presented.

DEFINITIONS

There are three universes* which comprise the total rental stock of buildings included in the survey:

- privately initiated rental apartments in buildings containing three or more units;
- privately initiated rental units in row housing projects; and
- publicly initiated row and apartment projects of three or more units. These are often referred to as assisted units. They include FP (federal/provincial) projects, non-profit co-operatives, CMHC sponsored projects, public housing, entrepreneur (limited dividend) housing, non-profit housing, and provincial housing (under HOMES NOW and various programs administered by the provincial government).

The definition of vacant is "a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration".

Census Metropolitan Areas (CMAs), are designated for Census purposes and consist of large urban areas centred on urbanized cores usually with populations of at least 100,000 persons at the time of the most recent Census (1991). Their areal extent is largely defined using labour market criteria (e.g., commuting patterns) and includes a central city and surrounding municipalities that are closely linked to it. The CMA designation is retained once it has be assigned.

In this survey, the 1991 Census boundaries as defined by Statistics Canada have been used. For our purposes, the Toronto CMA has been divided into 31 zones as described and illustrated on the last 3 pages of this report. The Toronto CMA includes Metropolitan Toronto, Peel and York Regions, Oakville, Halton Hills, Milton, Bradford West Gwillimbury, New Tecumseth, Ajax, Pickering and Orangeville.

TECHNICAL APPENDIX

The CMHC Rental Market Survey is conducted semi-annually and includes self-contained dwelling units in a sample of rental buildings. Since 1974, the survey has been conducted in April and October of each year rather than in June and December as was previously the case.

In April 1987, an enhanced National Rental Market Survey System (RMSS) was introduced by CMHC. The new survey system expanded coverage to rental row and apartment structures with three or more units (previously the survey was restricted to rental apartment structures having 6 or more units). As well, the new survey extended coverage to all centres having a population of 10,000 persons or more within Ontario.

In addition, the new survey covers projects completed and on the market four or more months prior to the survey date thus allowing a 3 month period for the market absorption of newly completed units (down from the 6 month period previously allowed). Since the time allowed for market absorption has been reduced from six months to three months, vacancy rates in the new survey may be somewhat higher than they would have been under the old system.

Beginning with the April 1993 survey, 1991 Census boundaries, as defined by Statistics Canada, are used. The Rental Market Survey enumeration for the Toronto CMA is performed by trained individuals who, on average, survey about 100 projects over a two-week period. Each enumerator solicits information from the landlord or superintendent of rental buildings. In cases when it is difficult to contact a respondent, enumerators are instructed to visit the site on 3 different occasions. Enumerators also receive information over the telephone when appropriate. Staff at CMHC's Toronto Branch are responsible for obtaining information from one central source when a significant number of rental buildings are managed by a property management firm.

Survey data is inputted at the Toronto Branch. The data is then verified by CMHC's National Office, who weight the data appropriately. The results presented in this report are taken from tables produced by CMHC's National Office.

Vacancy rates have been calculated by structure size, geographic area, and number of bedrooms. Because of the limited size of this report, some tables have not been included. Should you require further information, please contact Jeff Brewitt, Market Analyst at the Toronto Branch at (416) 789-8707.

*The universe is the total inventory of dwelling units in buildings of a specific type within the survey area.

VACANCY AND RENT SUMMARY TABLES

VACANCY RATES BY ZONE
PRIVATE APARTMENTS--THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1995

		PREVIOUS VACANCY RATES				OCTOBER 1995 SUMMARY		
ZONE	LOCATION	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	# OF VACANT UNITS	SIZE OF UNIVERSE
1	Toronto (Central)	2.7	3.2	1.6	1.9	0.7	204	27774
2	Toronto (East)	2.0	1.5	2.2	1.4	1.1	61	5724
3	Toronto (North)	0.8	0.9	0.5	0.4	0.3	87	29773
4	Toronto (West)	3.0	2.4	1.7	2.1	1.8	396	21746
1-4	Toronto City	2.1	2.1	1.3	1.4	0.9	749	85017
5	Etobicoke (South)	3.3	2.7	1.6	1.4	1.4	142	10485
6	Etobicoke (Central)	1.5	1.6	1.1	0.7	0.3	49	14243
7	Etobicoke (North)	3.2	2.0	2.5	1.1	1.4	73	5318
5-7	Etobicoke City	2.5	2.1	1.5	1.0	0.9	264	30046
8	York City	1.8	1.6	1.2	1.2	1.0	168	16810
9	East York (Borough)	2.0	1.9	1.4	0.8	0.8	145	17686
10	Scarborough (Central)	1.0	1.1	0.8	0.7	0.4	55	14291
11	Scarborough (North)	1.7	1.6	1.2	0.7	0.6	36	6442
12	Scarborough (East)	1.7	1.6	1.7	1.0	0.8	81	10489
10-12	Scarborough City	1.4	1.4	1.2	0.8	0.5	172	31222
13	North York (Southeast)	2.4	1.6	1.4	1.0	0.7	125	16889
14	North York (Northeast)	1.0	1.8	0.8	0.8	0.6	65	11748
15	North York (Southwest)	1.1	2.0	0.8	1.0	1.1	106	9658
16	North York (N. Central)	0.5	0.5	0.5	0.3	0.3	37	11821
17	North York (Northwest)	3.2	2.5	1.1	1.0	1.1	163	14273
13-17	North York City	1.8	1.7	1.0	0.8	0.8	496	64389
1-17	Metropolitan Toronto	1.9	1.8	1.2	1.1	0.8	1993	245169
18	Mississauga (South)	1.7	1.3	1.2	0.9	0.8	94	11648
19	Mississauga (Northwest)	2.7	1.6	1.3	1.6	0.2	7	3983
20	Mississauga (Northeast)	2.4	2.6	1.5	0.7	0.5	75	13782
18-20	Mississauga City	2.2	2.0	1.4	0.9	0.6	176	29413
21	Brampton (West)	0.7	1.0	1.0	1.1	1.0	54	5631
22	Brampton (East)	2.7	0.9	1.5	0.3	1.2	53	4343
21-22	Brampton City	1.5	1.0	1.2	0.7	1.1	107	9974
23	Oakville Town	1.4	1.4	0.8	1.6	0.5	23	4517
24	Caledon	3.6	1.8	6.3	2.5	3.8	3	79
25	R. Hill, Vaughan, King	0.2	0.2	0.2	0.5	0.1	1	1710
26	Aurora, Newm., Whit-St.	2.1	1.4	0.9	1.5	3.6	70	1968
27	Markham Town	0.0	0.1	0.3	0.1	0.3	3	1059
25-27	York Region	0.9	0.6	0.5	0.8	1.6	74	4737
28	Pickering, Ajax, Uxbridge	8.0	6.2	3.6	0.7	0.5	10	2179
29	Milton, Halton Hills	1.5	1.1	1.0	0.8	1.0	14	1427
30	Orangeville	1.7	2.1	3.1	1.6	1.2	9	796
31	Bradford, W. Gwillimbury	2.3	3.8	1.6	0.8	1.2	9	734
18-31	Remaining Toronto CMA	2.1	1.8	1.4	0.9	0.8	425	53856
1-31	Toronto CMA	2.0	1.8	1.2	1.0	0.8	2417	299025

* Sample too small or not available

AVERAGE RENTS
PRIVATE APARTMENTS -- THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1994 & 1995

ZONE	LOCATION	BACHELOR OCT 94	BACHELOR OCT 95	1-BEDROOM OCT 94	1-BEDROOM OCT 95	2-BEDROOM OCT 94	2-BEDROOM OCT 95	3-BEDROOM OCT 94	3-BEDROOM OCT 95
1	Toronto (Central)	$545	$575	$693	$732	$939	$983	$1,186	$1,295
2	Toronto (East)	$481	$509	$619	$618	$759	$819	$880	$857
3	Toronto (North)	$540	$559	$691	$711	$937	$957	$1,450	$1,420
4	Toronto (West)	$476	$472	$610	$613	$776	$785	$1,009	$1,038
1-4	Toronto City	$521	$537	$666	$688	$888	$913	$1,236	$1,252
5	Etobicoke (South)	$456	$453	$541	$550	$654	$676	$914	$853
6	Etobicoke (Central)	$525	$539	$646	$669	$786	$815	$968	$996
7	Etobicoke (North)	$467	$488	$610	$624	$833	$826	$892	$884
5-7	Etobicoke City	$470	$468	$592	$611	$758	$777	$942	$954
8	York City	$474	$489	$607	$630	$742	$757	$909	$983
9	East York (Borough)	$512	$522	$610	$638	$731	$765	$933	$1,001
10	Scarborough (Central)	$562	$577	$612	$648	$701	$735	$809	$848
11	Scarborough (North)	$533	$583	$715	$728	$868	$869	$963	$972
12	Scarborough (East)	$615	$667	$650	$686	$783	$800	$859	$871
10-12	Scarborough City	$572	$600	$641	$672	$769	$790	$865	$883
13	North York (Southeast)	$498	$520	$652	$654	$766	$771	$913	$930
14	North York (Northeast)	$709	$683	$678	$701	$827	$833	$957	$976
15	North York (Southwest)	$442	$468	$595	$617	$705	$740	$891	$913
16	North York (N. Central)	$467	$457	$601	$614	$727	$744	$869	$900
17	North York (Northwest)	$508	$520	$608	$626	$703	$732	$841	$854
13-17	North York City	$514	$521	$627	$642	$748	$765	$899	$919
1-17	Metropolitan Toronto	$516	$530	$638	$660	$782	$803	$950	$969
18	Mississauga (South)	$493	$510	$632	$646	$733	$750	$821	$847
19	Mississauga (Northwest)	$564	$533	$724	$750	$819	$854	$906	$937
20	Mississauga (Northeast)	$593	$608	$709	$704	$862	$880	$937	$932
18-20	Mississauga City	$551	$563	$675	$681	$813	$832	$894	$906
21	Brampton (West)	$501	$497	$633	$637	$777	$787	$893	$1,016
22	Brampton (East)	$576	$580	$718	$748	$823	$852	$903	$938
21-22	Brampton City	$526	$525	$663	$677	$799	$817	$900	$967
23	Oakville Town	$494	$498	$645	$664	$769	$802	$940	$966
24	Caledon	*	*	$559	$584	$652	$626	*	*
25	R. Hill, Vaughan, King	$545	$545	$641	$650	$732	$748	$905	$937
26	Aurora, Newm., Whit-St.	$440	$435	$606	$640	$759	$798	$875	$854
27	Markham Town	$486	$503	$557	$600	$640	$680	$740	$769
25-27	York Region	$498	$497	$608	$634	$722	$753	$858	$870
28	Pickering, Ajax, Uxbridge	$534	$511	$686	$685	$778	$780	$830	$855
29	Milton, Halton Hills	$456	$455	$589	$595	$715	$719	$873	$880
30	Orangeville	$454	$479	$584	$590	$695	$695	$834	$858
31	Bradford, W. Gwillimbury	$448	$510	$603	$591	$665	$699	$814	$686
18-31	Remaining Toronto CMA	$526	$537	$660	$669	$791	$811	$886	$913
1-31	Toronto CMA	$516	$531	$641	$661	$784	$805	$936	$957

* Sample too small or not available

SUMMARY RESULTS, BACHELOR UNITS BY ZONE
PRIVATE APARTMENTS – THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1995

		PREVIOUS VACANCY RATES					OCTOBER 1995 SUMMARY		
ZONE	LOCATION	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	4.1	3.6	2.0	2.4	0.8	50	6285	$575
2	Toronto (East)	3.8	2.3	3.4	2.8	1.9	21	1079	$509
3	Toronto (North)	0.9	2.0	1.4	0.7	0.4	21	4934	$559
4	Toronto (West)	4.4	2.2	2.2	2.8	5.0	240	4822	$472
1-4	Toronto City	3.2	2.7	2.0	2.1	1.9	331	17119	$537
5	Etobicoke (South)	5.8	5.0	2.9	3.0	1.0	10	992	$453
6	Etobicoke (Central)	5.9	4.0	0.0	0.0	0.0	0	201	$539
7	Etobicoke (North)	3.5	0.0	0.0	3.6	3.8	1	29	$488
5-7	Etobicoke City	5.8	4.7	2.2	2.5	0.9	11	1223	$468
8	York City	2.8	1.2	2.5	2.3	2.6	38	1433	$489
9	East York (Borough)	3.1	2.7	3.0	1.6	1.8	22	1196	$522
10	Scarborough (Central)	3.3	2.0	3.1	2.6	2.2	9	420	$577
11	Scarborough (North)	1.2	1.2	1.2	1.2	0.0	0	86	$583
12	Scarborough (East)	0.5	2.8	1.7	0.0	4.6	8	175	$667
10-12	Scarborough City	2.3	2.1	2.5	1.8	2.5	17	681	$600
13	North York (Southeast)	2.8	2.0	0.6	1.7	1.7	3	175	$520
14	North York (Northeast)	0.5	1.0	1.0	5.1	0.0	0	203	$683
15	North York (Southwest)	0.8	4.4	1.5	4.3	0.8	3	364	$468
16	North York (N. Central)	6.6	1.2	2.4	2.7	1.7	3	196	$457
17	North York (Northwest)	7.2	1.9	5.1	0.4	2.3	14	621	$520
13-17	North York City	3.4	2.5	2.2	2.9	1.5	23	1558	$521
1-17	Metropolitan Toronto	3.3	2.6	2.1	2.1	1.9	443	23210	$530
18	Mississauga (South)	2.3	1.3	1.6	0.9	1.5	5	328	$510
19	Mississauga (Northwest)	0.0	0.0	2.8	0.0	1.7	1	58	$533
20	Mississauga (Northeast)	3.7	1.5	0.8	1.0	0.7	3	413	$608
18-20	Mississauga City	2.9	1.3	1.2	0.9	1.1	9	799	$563
21	Brampton (West)	4.3	2.6	3.2	1.2	0.0	0	160	$497
22	Brampton (East)	1.5	0.0	1.3	1.3	1.3	1	79	$580
21-22	Brampton City	3.4	1.7	2.5	1.2	0.4	1	239	$525
23	Oakville Town	1.5	2.7	2.1	10.5	1.3	2	160	$498
24	Caledon	0.0	0.0	0.0	0.0	0.0	0	10	*
25	R. Hill, Vaughan, King	0.0	0.0	1.3	2.0	0.0	0	100	$545
26	Aurora, Newm., Whit-St.	6.2	0.0	3.4	1.4	7.6	5	72	$435
27	Markham Town	0.0	8.3	0.0	0.0	0.0	0	12	$503
25-27	York Region	2.5	0.5	2.1	1.6	2.9	5	184	$497
28	Pickering, Ajax, Uxbridge	0.0	7.6	0.0	0.0	0.0	0	15	$511
29	Milton, Halton Hills	5.6	0.0	0.0	5.8	9.4	2	26	$455
30	Orangeville	1.9	6.3	2.0	6.1	2.0	1	49	$479
31	Bradford, W. Gwillimbury	0.0	0.0	0.0	0.0	0.0	0	21	$510
18-31	Remaining Toronto CMA	2.8	1.6	1.6	2.3	1.4	21	1503	$537
1-31	Toronto CMA	3.2	2.6	2.1	2.1	1.9	464	24713	$531

* Sample too small or not available

SUMMARY RESULTS, 1-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS -- THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1995

		PREVIOUS VACANCY RATES					OCTOBER 1995 SUMMARY		
ZONE	LOCATION	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	2.2	3.3	1.7	1.9	0.8	123	14730	$732
2	Toronto (East)	2.1	1.5	2.1	1.3	0.8	23	2974	$618
3	Toronto (North)	0.7	0.7	0.4	0.4	0.3	45	14977	$711
4	Toronto (West)	2.3	2.1	1.8	2.1	0.8	83	10908	$613
1-4	Toronto City	1.7	2.0	1.3	1.4	0.6	275	43589	$688
5	Etobicoke (South)	4.5	3.3	1.7	1.9	1.9	83	4451	$550
6	Etobicoke (Central)	2.5	2.5	1.8	1.0	0.6	25	4192	$669
7	Etobicoke (North)	3.1	0.8	0.5	0.3	0.3	2	764	$624
5-7	Etobicoke City	3.5	2.7	1.6	1.4	1.2	109	9406	$611
8	York City	1.2	1.4	1.4	1.0	0.9	71	8200	$630
9	East York (Borough)	2.4	2.4	1.4	1.0	1.0	89	9330	$638
10	Scarborough (Central)	1.3	1.5	1.0	0.8	0.4	26	6282	$648
11	Scarborough (North)	1.2	1.5	1.2	0.5	0.9	18	2033	$728
12	Scarborough (East)	1.7	1.9	1.9	1.2	0.8	24	2974	$686
10-12	Scarborough City	1.4	1.6	1.3	0.9	0.6	68	11289	$672
13	North York (Southeast)	3.3	2.2	1.5	1.2	0.9	55	6014	$654
14	North York (Northeast)	0.9	2.0	0.4	1.0	0.8	30	3804	$701
15	North York (Southwest)	1.0	1.9	0.9	1.1	1.4	55	3845	$617
16	North York (N. Central)	0.6	0.7	0.5	0.2	0.5	20	4323	$614
17	North York (Northwest)	3.4	2.2	0.7	1.1	1.3	69	5464	$626
13-17	North York City	2.0	1.8	0.9	1.0	1.0	229	23450	$642
1-17	Metropolitan Toronto	1.9	2.0	1.3	1.2	0.8	842	105265	$660
18	Mississauga (South)	1.9	1.4	1.6	1.1	0.8	42	4992	$646
19	Mississauga (Northwest)	2.5	0.8	1.0	1.2	0.0	0	1347	$750
20	Mississauga (Northeast)	2.6	2.7	1.3	0.8	0.4	17	4044	$704
18-20	Mississauga City	2.3	1.9	1.4	1.0	0.6	59	10383	$681
21	Brampton (West)	0.6	0.6	0.7	1.5	1.0	20	2073	$637
22	Brampton (East)	1.3	0.6	1.0	0.4	1.0	11	1122	$748
21-22	Brampton City	0.8	0.6	0.8	1.1	1.0	31	3195	$677
23	Oakville Town	0.4	1.4	0.8	0.9	0.6	9	1399	$664
24	Caledon	0.0	0.0	7.1	4.3	4.3	1	23	$584
25	R. Hill, Vaughan, King	0.2	0.2	0.0	0.5	0.2	1	613	$650
26	Aurora, Newm., Whit-St.	2.5	1.6	0.3	1.3	1.4	10	769	$640
27	Markham Town	0.0	0.0	0.7	0.0	0.5	2	421	$600
25-27	York Region	1.1	0.7	0.3	0.7	0.7	13	1803	$634
28	Pickering, Ajax, Uxbridge	1.9	1.5	0.6	1.4	0.7	2	324	$685
29	Milton, Halton Hills	2.4	1.8	1.4	0.8	1.4	8	544	$595
30	Orangeville	1.9	3.6	7.3	1.5	1.6	5	324	$590
31	Bradford, W. Gwillimbury	3.7	4.2	0.9	0.5	0.8	2	268	$591
18-31	Remaining Toronto CMA	1.8	1.6	1.2	1.0	0.7	130	18262	$669
1-31	Toronto CMA	1.9	1.9	1.2	1.1	0.8	972	123527	$661

SUMMARY RESULTS, 2-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS -- THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1995

		PREVIOUS VACANCY RATES					OCTOBER 1995 SUMMARY		
ZONE	LOCATION	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	2.5	2.5	0.7	1.4	0.5	28	6134	$983
2	Toronto (East)	0.4	0.7	1.6	0.7	1.1	17	1568	$819
3	Toronto (North)	0.7	0.8	0.3	0.2	0.2	16	8746	$957
4	Toronto (West)	3.0	2.7	1.1	1.3	1.1	58	5275	$785
1-4	Toronto City	1.7	1.7	0.7	0.8	0.6	120	21723	$913
5	Etobicoke (South)	2.0	1.8	1.2	0.7	1.0	49	4749	$676
6	Etobicoke (Central)	1.1	1.2	0.8	0.6	0.3	20	7563	$815
7	Etobicoke (North)	2.3	1.9	2.2	1.0	1.4	50	3580	$826
5-7	Etobicoke City	1.7	1.5	1.2	0.8	0.7	119	15893	$777
8	York City	2.0	1.7	0.7	1.5	0.7	42	6407	$757
9	East York (Borough)	1.2	0.7	1.1	0.4	0.4	26	6147	$765
10	Scarborough (Central)	0.7	0.9	0.6	0.5	0.3	18	6540	$735
11	Scarborough (North)	1.9	1.6	1.2	0.9	0.4	15	3714	$869
12	Scarborough (East)	1.9	1.5	1.5	0.9	0.5	32	5857	$800
10-12	Scarborough City	1.4	1.3	1.1	0.8	0.4	65	16111	$790
13	North York (Southeast)	1.8	1.2	1.3	0.7	0.6	51	8690	$771
14	North York (Northeast)	0.5	0.7	0.3	0.6	0.5	27	5748	$833
15	North York (Southwest)	1.3	2.1	0.5	0.6	1.0	45	4569	$740
16	North York (N. Central)	0.3	0.4	0.3	0.1	0.1	6	5580	$744
17	North York (Northwest)	3.0	2.7	1.1	0.7	0.8	50	6584	$732
13-17	North York City	1.5	1.4	0.8	0.6	0.6	179	31171	$765
1-17	Metropolitan Toronto	1.6	1.5	0.9	0.7	0.6	551	97451	$803
18	Mississauga (South)	1.3	1.3	0.8	0.6	0.6	33	5529	$750
19	Mississauga (Northwest)	2.9	2.3	1.1	1.8	0.2	5	2042	$854
20	Mississauga (Northeast)	2.1	2.6	1.6	0.5	0.6	45	8155	$880
18-20	Mississauga City	1.9	2.1	1.3	0.7	0.5	84	15727	$832
21	Brampton (West)	0.5	1.3	1.1	0.9	0.9	26	2994	$787
22	Brampton (East)	2.8	1.0	1.5	0.3	1.3	32	2382	$852
21-22	Brampton City	1.4	1.1	1.3	0.9	1.1	58	5376	$817
23	Oakville Town	1.8	1.3	0.9	1.5	0.4	10	2515	$802
24	Caledon	6.6	3.3	7.1	2.6	5.1	2	39	$626
25	R. Hill, Vaughan, King	0.2	0.3	0.3	0.5	0.0	0	899	$748
26	Aurora, Newm., Whit-St.	1.5	1.1	0.8	1.7	3.9	40	1034	$798
27	Markham Town	0.0	0.0	0.0	0.2	0.2	1	574	$680
25-27	York Region	0.6	0.5	0.4	0.9	1.6	41	2507	$753
28	Pickering, Ajax, Uxbridge	2.4	1.6	0.2	0.5	0.3	4	1188	$780
29	Milton, Halton Hills	0.8	0.7	0.7	0.6	0.3	2	778	$719
30	Orangeville	0.8	0.6	0.0	0.8	0.8	3	374	$695
31	Bradford, W. Gwillimbury	1.7	3.8	2.5	0.9	1.6	6	394	$699
18-31	Remaining Toronto CMA	1.7	1.7	1.1	0.8	0.7	211	28898	$811
1-31	Toronto CMA	1.6	1.5	1.0	0.7	0.6	761	126350	$805

SUMMARY RESULTS, 3-BEDROOM UNITS BY ZONE
PRIVATE APARTMENTS -- THREE UNITS AND OVER
TORONTO CMA, OCTOBER 1995

		PREVIOUS VACANCY RATES					OCTOBER 1995 SUMMARY		
ZONE	LOCATION	OCTOBER 1993	APRIL 1994	OCTOBER 1994	APRIL 1995	OCTOBER 1995	VACANT UNITS	SIZE OF UNIVERSE	AVERAGE RENT
1	Toronto (Central)	0.4	2.3	1.2	0.3	0.5	3	581	$1,295
2	Toronto (East)	3.3	7.7	0.0	0.0	0.0	0	103	$857
3	Toronto (North)	2.0	0.8	0.3	0.1	0.5	5	1021	$1,420
4	Toronto (West)	5.1	6.9	1.3	4.4	2.1	15	708	$1,038
1-4	Toronto City	2.8	3.1	0.8	1.3	0.9	23	2414	$1,252
5	Etobicoke (South)	0.0	0.0	2.7	0.0	0.0	0	293	$853
6	Etobicoke (Central)	1.0	1.2	0.7	0.3	0.2	5	2267	$996
7	Etobicoke (North)	6.9	3.4	5.3	2.2	2.1	20	945	$884
5-7	Etobicoke City	2.5	1.7	2.1	0.7	0.7	25	3505	$954
8	York City	3.9	2.6	0.3	0.0	2.2	17	769	$983
9	East York (Borough)	1.0	1.8	1.2	0.1	0.7	7	994	$1,001
10	Scarborough (Central)	0.4	0.0	0.1	0.2	0.1	1	1043	$848
11	Scarborough (North)	1.8	1.6	1.0	0.1	0.5	3	609	$972
12	Scarborough (East)	1.2	1.0	1.9	0.9	1.2	17	1478	$871
10-12	Scarborough City	1.1	0.8	1.1	0.5	0.7	21	3129	$883
13	North York (Southeast)	2.3	1.6	2.0	1.2	0.8	16	2001	$930
14	North York (Northeast)	2.8	4.5	2.7	0.5	0.4	8	1983	$976
15	North York (Southwest)	0.3	0.6	1.2	1.6	0.3	3	875	$913
16	North York (N. Central)	0.5	0.5	1.0	0.4	0.4	7	1700	$900
17	North York (Northwest)	3.1	2.7	1.9	1.7	1.8	28	1537	$854
13-17	North York City	2.0	2.2	1.9	1.0	0.8	62	8096	$919
1-17	Metropolitan Toronto	2.1	2.0	1.5	0.8	0.8	154	18907	$969
18	Mississauga (South)	2.1	0.4	1.5	1.4	1.7	14	795	$847
19	Mississauga (Northwest)	2.3	1.4	2.8	1.9	0.2	1	534	$937
20	Mississauga (Northeast)	3.6	2.6	2.2	0.9	0.8	9	1168	$932
18-20	Mississauga City	2.9	1.7	2.1	1.3	0.9	24	2497	$906
21	Brampton (West)	1.6	1.4	0.3	0.5	1.8	7	387	$1,016
22	Brampton (East)	4.2	0.9	2.4	0.3	1.2	9	729	$938
21-22	Brampton City	3.3	1.1	1.8	0.4	1.4	16	1116	$967
23	Oakville Town	2.1	1.3	0.2	0.7	0.5	2	442	$966
24	Caledon	*	*	*	*	*	*	*	*
25	R. Hill, Vaughan, King	0.0	0.0	0.0	0.0	0.0	0	97	$937
26	Aurora, Newm., Whit-St.	2.9	4.9	4.3	1.3	14.9	14	94	$854
27	Markham Town	0.0	0.0	0.0	0.0	0.0	0	52	$769
25-27	York Region	0.9	1.4	1.4	0.4	5.8	14	243	$870
28	Pickering, Ajax, Uxbridge	18.1	14.2	11.2	0.6	0.7	4	652	$855
29	Milton, Halton Hills	0.0	0.0	1.3	0.0	1.9	1	77	$880
30	Orangeville	6.0	0.0	0.0	4.0	0.0	0	49	$858
31	Bradford, W. Gwillimbury	0.0	2.9	0.0	2.7	0.0	0	52	$686
18-31	Remaining Toronto CMA	5.5	3.6	3.1	0.9	1.2	61	5134	$913
1-31	Toronto CMA	2.8	2.3	1.9	0.8	0.9	216	24041	$957

*Sample too small or not available

ESTIMATED PRIVATE UNIVERSE AND NUMBER OF VACANT UNITS (6+, 3+, AND ROW)
TORONTO CMA, OCTOBER 1995

ZONE	LOCATION	6+ APT VACANT	PRIVATE 6+ APT	6+ APT VACANCY RATE	3+ APT VACANT	PRIVATE 3+ APT	3+ APT VACANCY RATE	ROW VACANT	PRIVATE ROW	ROW VACANCY RATE
1	Toronto (Central)	204	26628	0.8	204	27774	0.7	*	*	*
2	Toronto (East)	45	4566	1.0	61	5724	1.1	0	0	0.0
3	Toronto (North)	67	28023	0.2	87	29773	0.3	0	56	0.0
4	Toronto (West)	356	19077	1.9	396	21746	1.8	2	81	2.5
1-4	Toronto City	672	78294	0.9	749	85017	0.9	2	149	1.3
5	Etobicoke (South)	72	9459	0.8	142	10485	1.4	0	0	0.0
6	Etobicoke (Central)	47	14196	0.3	49	14243	0.3	6	484	1.2
7	Etobicoke (North)	72	5265	1.4	73	5318	1.4	2	592	0.3
5-7	Etobicoke City	192	28920	0.7	264	30046	0.9	8	1076	0.7
8	York City	129	15368	0.8	168	16810	1.0	0	116	0.0
9	East York (Borough)	145	17515	0.8	145	17686	0.8	0	69	0.0
10	Scarborough (Central)	52	14119	0.4	55	14291	0.4	0	209	0.0
11	Scarborough (North)	36	6437	0.6	36	6442	0.6	1	386	0.3
12	Scarborough (East)	81	10429	0.8	81	10489	0.8	33	297	11.1
10-12	Scarborough City	169	30985	0.5	172	31222	0.5	34	892	3.8
13	North York (Southeast)	125	16870	0.7	125	16889	0.7	7	1080	0.6
14	North York (Northeast)	65	11726	0.6	65	11748	0.6	8	709	1.1
15	North York (Southwest)	99	9288	1.1	106	9658	1.1	0	0	0.0
16	North York (N. Central)	29	11609	0.3	37	11821	0.3	*	*	*
17	North York (Northwest)	163	14209	1.1	163	14273	1.1	7	528	1.3
13-17	North York City	481	63702	0.8	496	64389	0.8	22	2377	0.9
1-17	Metropolitan Toronto	1788	234783	0.8	1993	245169	0.8	66	4679	1.4
18	Mississauga (South)	90	11525	0.8	94	11648	0.8	1	229	0.4
19	Mississauga (Northwest)	7	3975	0.2	7	3983	0.2	15	300	5.1
20	Mississauga (Northeast)	75	13782	0.5	75	13782	0.5	10	1064	0.9
18-20	Mississauga City	172	29282	0.6	176	29413	0.6	26	1593	1.6
21	Brampton (West)	54	5500	1.0	54	5631	1.0	0	587	0.0
22	Brampton (East)	53	4343	1.2	53	4343	1.2	*	*	*
21-22	Brampton City	107	9843	1.1	107	9974	1.1	2	688	0.3
23	Oakville Town	23	4470	0.5	23	4517	0.5	0	502	0.0
24	Caledon	3	74	4.1	3	79	3.8	0	0	.0
25	R. Hill, Vaughan, King	1	1646	0.1	1	1710	0.1	0	0	.0
26	Aurora, Newm., Whit-St.	65	1808	3.6	70	1968	3.6	11	314	3.6
27	Markham Town	3	1059	0.3	3	1059	0.3	*	*	*
25-27	York Region	69	4513	1.5	74	4737	1.6	11	356	3.2
28	Pickering, Ajax	10	2134	0.5	10	2179	0.5	1	85	1.2
29	Milton, Halton Hills	13	1314	1.0	14	1427	1.0	*	*	*
30	Orangeville	6	742	0.8	9	796	1.2	*	*	*
31	Bradford, W. Gwillimbury	7	630	1.1	9	734	1.2	*	*	*
18-31	Remaining Toronto CMA	409	53002	0.8	425	53856	0.8	47	3308	1.4
1-31	Toronto CMA	2197	287785	0.8	2417	299025	0.8	113	7987	1.4

* Sample size too small or not available

ESTIMATED PRIVATE AND ASSISTED UNIVERSE AND NUMBER OF VACANT UNITS, TOTALS
TORONTO CMA, OCTOBER 1995

ZONE	LOCATION	PRIVATE VACANT	PRIVATE UNIVERSE	PRIVATE VACANCY RATE	ASSISTED VACANT	ASSISTED UNIVERSE	ASSISTED VACANCY RATE	OVERALL VACANT	OVERALL UNIVERSE	OVERALL VACANCY RATE
1	Toronto (Central)	204	27786	0.7	149	17837	0.8	353	45623	0.8
2	Toronto (East)	61	5724	1.1	59	7084	0.8	120	12808	0.9
3	Toronto (North)	87	29829	0.3	11	2332	0.5	98	32161	0.3
4	Toronto (West)	398	21827	1.8	95	8169	1.2	493	29996	1.6
1-4	Toronto City	751	85166	0.9	314	35422	0.9	1065	120588	0.9
5	Etobicoke (South)	142	10485	1.4	26	2294	1.1	168	12779	1.3
6	Etobicoke (Central)	55	14727	0.4	24	4043	0.6	79	18770	0.4
7	Etobicoke (North)	75	5910	1.3	36	4892	0.7	111	10802	1.0
5-7	Etobicoke City	272	31122	0.9	86	11229	0.8	358	42351	0.8
8	York City	168	16926	1.0	36	6418	0.6	204	23344	0.9
9	East York (Borough)	145	17755	0.8	18	3001	0.6	163	20756	0.8
10	Scarborough (Central)	55	14500	0.4	16	7187	0.2	71	21687	0.3
11	Scarborough (North)	37	6828	0.5	13	5775	0.2	50	12603	0.4
12	Scarborough (East)	114	10786	1.1	44	10222	0.4	158	21008	0.8
10-12	Scarborough City	206	32114	0.6	73	23184	0.3	279	55298	0.5
13	North York (Southeast)	132	17969	0.7	9	2825	0.3	141	20794	0.7
14	North York (Northeast)	73	12457	0.6	10	1913	0.5	83	14370	0.6
15	North York (Southwest)	106	9658	1.1	10	5146	0.2	116	14804	0.8
16	North York (N. Central)	37	11881	0.3	8	2596	0.3	45	14477	0.3
17	North York (Northwest)	170	14801	1.1	92	8239	1.1	262	23040	1.1
13-17	North York City	518	66766	0.8	129	20719	0.6	647	87485	0.7
1-17	Metropolitan Toronto	2059	249848	0.8	656	99973	0.7	2715	349821	0.8
18	Mississauga (South)	95	11877	0.8	6	1912	0.3	101	13789	0.7
19	Mississauga (Northwest)	22	4283	0.5	4	2697	0.1	26	6980	0.4
20	Mississauga (Northeast)	85	14846	0.6	10	5408	0.2	95	20254	0.5
18-20	Mississauga City	202	31006	0.7	20	10017	0.2	222	41023	0.5
21	Brampton (West)	54	6218	0.9	4	2842	0.1	58	9060	0.6
22	Brampton (East)	55	4444	1.2	0	726	0.0	55	5170	1.1
21-22	Brampton City	109	10662	1.0	4	3568	0.1	113	14230	0.8
23	Oakville Town	23	5019	0.4	6	1741	0.3	29	6760	0.4
24	Caledon	3	79	3.8	2	235	0.9	5	314	1.6
25	R. Hill, Vaughan, King	1	1710	0.1	28	3052	0.9	29	4762	0.6
26	Aurora, Newm., Whit-St.	81	2282	3.6	9	2489	0.4	90	4771	1.9
27	Markham Town	3	1101	0.3	3	1618	0.2	6	2719	0.2
25-27	York Region	85	5093	1.7	40	7159	0.6	125	12252	1.0
28	Pickering, Ajax	11	2264	0.5	7	1674	0.4	18	3938	0.5
29	Milton, Halton Hills	16	1460	1.1	0	836	0.0	16	2296	0.7
30	Orangeville	9	833	1.1	0	302	0.0	9	1135	0.8
31	Bradford, W. Gwillimbury	13	748	1.8	2	220	1.0	15	968	1.6
18-31	Remaining Toronto CMA	472	57164	0.8	81	25752	0.3	553	82916	0.7
1-31	Toronto CMA	2530	307012	0.8	737	125725	0.6	3268	432737	0.8

NOTE: Totals and subtotals may not add up exactly due to rounding

VACANCY RATES AND RENTS BY BEDROOM TYPE BY ZONE
TORONTO CMA -- OCTOBER 1995

		BACHELOR		1-BEDROOM		2-BEDROOM		3-BEDROOM		OVERALL
ZONE	LOCATION	AVERAGE RENT	VACANCY RATE	AVERAGE RENT	VACANCY RATE	AVERAGE RENT	VACANCY RATE	AVERAGE RENT	VACANCY RATE	VACANCY RATE
1	Toronto (Central)	$575	0.8	$732	0.8	$983	0.5	$1,295	0.5	0.7
2	Toronto (East)	$509	1.9	$618	0.8	$819	1.1	$857	0.0	1.1
3	Toronto (North)	$559	0.4	$711	0.3	$957	0.2	$1,420	0.5	0.3
4	Toronto (West)	$472	5.0	$613	0.8	$785	1.1	$1,038	2.1	1.8
1-4	Toronto City	$537	1.9	$688	0.6	$913	0.6	$1,252	0.9	0.9
5	Etobicoke (South)	$453	1.0	$550	1.9	$676	1.0	$853	0.0	1.4
6	Etobicoke (Central)	$539	0.0	$669	0.6	$815	0.3	$996	0.2	0.3
7	Etobicoke (North)	$488	3.8	$624	0.3	$826	1.4	$884	2.1	1.4
5-7	Etobicoke City	$468	0.9	$611	1.2	$777	0.7	$954	0.7	0.9
8	York City	$489	2.6	$630	0.9	$757	0.7	$983	2.2	1.0
9	East York (Borough)	$522	1.8	$638	1.0	$765	0.4	$1,001	0.7	0.8
10	Scarborough (Central)	$577	2.2	$648	0.4	$735	0.3	$848	0.1	0.4
11	Scarborough (North)	$583	0.0	$728	0.9	$869	0.4	$972	0.5	0.6
12	Scarborough (East)	$667	4.6	$686	0.8	$800	0.5	$871	1.2	0.8
10-12	Scarborough City	$600	2.5	$672	0.6	$790	0.4	$883	0.7	0.5
13	North York (Southeast)	$520	1.7	$654	0.9	$771	0.6	$930	0.8	0.7
14	North York (Northeast)	$683	0.0	$701	0.8	$833	0.5	$976	0.4	0.6
15	North York (Southwest)	$468	0.8	$617	1.4	$740	1.0	$913	0.3	1.1
16	North York (N. Central)	$457	1.7	$614	0.5	$744	0.1	$900	0.4	0.3
17	North York (Northwest)	$520	2.3	$626	1.3	$732	0.8	$854	1.8	1.1
13-17	North York City	$521	1.5	$642	1.0	$765	0.6	$919	0.8	0.8
1-17	Metropolitan Toronto	$530	1.9	$660	0.8	$803	0.6	$969	0.8	0.8
18	Mississauga (South)	$510	1.5	$646	0.8	$750	0.6	$847	1.7	0.8
19	Mississauga (Northwest)	$533	1.7	$750	0.0	$854	0.2	$937	0.2	0.2
20	Mississauga (Northeast)	$608	0.7	$704	0.4	$880	0.6	$932	0.8	0.5
18-20	Mississauga City	$563	1.1	$681	0.6	$832	0.5	$906	0.9	0.6
21	Brampton (West)	$497	0.0	$637	1.0	$787	0.9	$1,016	1.8	1.0
22	Brampton (East)	$580	1.3	$748	1.0	$852	1.3	$938	1.2	1.2
21-22	Brampton City	$525	0.4	$677	1.0	$817	1.1	$967	1.4	1.1
23	Oakville Town	$498	1.3	$664	0.6	$802	0.4	$966	0.5	0.5
24	Caledon	*	0.0	$584	4.3	$626	5.1	*	*	3.8
25	R. Hill, Vaughan, King	$545	0.0	$650	0.2	$748	0.0	$937	0.0	0.1
26	Aurora, Newm., Whit-St.	$435	7.6	$640	1.4	$798	3.9	$854	14.9	3.6
27	Markham Town	$503	0.0	$600	0.5	$680	0.2	$769	0.0	0.3
25-27	York Region	$497	2.9	$634	0.7	$753	1.6	$870	5.8	1.6
28	Pickering, Ajax	$511	0.0	$685	0.7	$780	0.3	$855	0.7	0.5
29	Milton, Halton Hills	$455	9.4	$595	1.4	$719	0.3	$880	1.9	1.0
30	Orangeville	$479	2.0	$590	1.6	$695	0.8	$858	0.0	1.2
31	Bradford, W. Gwillimbury	$510	0.0	$591	0.8	$699	1.6	$686	0.0	1.2
18-31	Remaining Toronto CMA	$537	1.4	$669	0.7	$811	0.7	$913	1.2	0.8
1-31	Toronto CMA	$531	1.9	$661	0.8	$805	0.6	$957	0.9	0.8

* Sample too small or not available

ASSISTED VACANCY RATES BY BEDROOM TYPE BY ZONE
TORONTO CMA --OCTOBER 1995

ZONE	LOCATION	BACHELOR VACANCY RATE	1-BEDROOM VACANCY RATE	2-BEDROOM VACANCY RATE	3-BEDROOM VACANCY RATE	OVERALL ASSISTED VACANCY RATE OCT 1994	OVERALL ASSISTED VACANCY RATE OCT 1995
1	Toronto (Central)	1.3	0.8	0.6	0.6	1.1	0.8
2	Toronto (East)	1.0	0.8	0.5	1.8	1.0	0.8
3	Toronto (North)	0.5	0.5	0.6	0.0	0.7	0.5
4	Toronto (West)	2.0	1.1	1.0	0.5	1.2	1.2
1-4	Toronto City	1.3	0.9	0.7	0.8	1.1	0.9
5	Etobicoke (South)	0.3	1.6	1.2	1.2	1.1	1.1
6	Etobicoke (Central)	0.0	0.3	0.5	1.3	0.6	0.6
7	Etobicoke (North)	1.3	0.4	1.1	0.5	0.7	0.7
5-7	Etobicoke City	0.6	0.7	0.9	0.8	0.7	0.8
8	York City	0.5	0.4	0.5	1.7	0.8	0.6
9	East York (Borough)	0.0	0.6	0.8	0.0	0.2	0.6
10	Scarborough (Central)	0.3	0.4	0.1	0.0	0.5	0.2
11	Scarborough (North)	0.0	0.1	0.3	0.4	1.0	0.2
12	Scarborough (East)	1.2	0.2	0.3	0.3	0.9	0.4
10-12	Scarborough City	0.7	0.2	0.2	0.3	0.8	0.3
13	North York (Southeast)	0.7	0.3	0.2	0.0	0.6	0.3
14	North York (Northeast)	1.2	0.3	0.3	0.0	0.4	0.5
15	North York (Southwest)	0.4	0.2	0.2	0.1	0.6	0.2
16	North York (N. Central)	0.5	0.0	0.7	0.0	0.4	0.3
17	North York (Northwest)	3.8	1.0	0.3	0.6	3.1	1.1
13-17	North York City	1.8	0.4	0.3	0.3	1.6	0.6
1-17	Metropolitan Toronto	1.2	0.6	0.5	0.5	1.1	0.7
18	Mississauga (South)	*	0.1	0.5	0.3	0.5	0.3
19	Mississauga (Northwest)	0.0	0.2	0.1	0.2	0.3	0.1
20	Mississauga (Northeast)	0.0	0.3	0.2	0.1	0.2	0.2
18-20	Mississauga City	0.0	0.2	0.2	0.2	0.3	0.2
21	Brampton (West)	0.0	0.2	0.2	0.0	0.1	0.1
22	Brampton (East)	0.0	0.0	0.0	0.0	0.0	0.0
21-22	Brampton City	0.0	0.2	0.2	0.0	0.1	0.1
23	Oakville Town	*	0.2	0.5	0.4	1.6	0.3
24	Caledon	0.0	1.3	0.0	*	0.4	0.9
25	R. Hill, Vaughan, King	*	0.6	1.8	0.5	1.7	0.9
26	Aurora, Newm., Whit-St.	*	0.2	0.5	0.6	0.5	0.4
27	Markham Town	0.0	0.3	0.2	0.0	0.2	0.2
25-27	York Region	0.0	0.4	0.9	0.5	1.0	0.6
28	Pickering, Ajax	0.0	0.2	0.4	0.8	0.3	0.4
29	Milton, Halton Hills	0.0	0.0	0.0	0.0	0.1	0.0
30	Orangeville	*	0.0	0.0	0.0	0.4	0.0
31	Bradford, W. Gwillimbury	0.0	1.5	0.0	*	0.5	1.0
18-31	Remaining Toronto CMA	0.0	0.3	0.4	0.3	0.5	0.3
1-31	Toronto CMA	1.2	0.5	0.5	0.5	1.0	0.6

* Sample too small or not available

HOUSING STARTS BY TENURE
TORONTO CMA, 1986-1995

YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO					
JANUARY-DECEMBER 1986	2587	2942	1096	676	7301
JANUARY-DECEMBER 1987	1885	6894	856	1729	11364
JANUARY-DECEMBER 1988	2035	7253	840	1737	11865
JANUARY-DECEMBER 1989	2376	6730	440	1812	11358
JANUARY-DECEMBER 1990	1124	3914	1110	774	6922
JANUARY-DECEMBER 1991	777	1096	58	2373	4304
JANUARY-DECEMBER 1992	798	656	148	5696	7298
JANUARY-DECEMBER 1993	768	369	4	2337	3478
JANUARY-DECEMBER 1994	1063	808	47	1597	3515
JANUARY-DECEMBER 1995	952	3128	20	1399	5499
PEEL REGION					
JANUARY-DECEMBER 1986	7936	1274	177	185	9572
JANUARY-DECEMBER 1987	8301	3001	514	368	12184
JANUARY-DECEMBER 1988	7080	2692	1586	418	11776
JANUARY-DECEMBER 1989	4892	3728	782	354	9756
JANUARY-DECEMBER 1990	2365	437	229	1047	4078
JANUARY-DECEMBER 1991	4089	230	4	1417	5740
JANUARY-DECEMBER 1992	4627	415	341	1721	7104
JANUARY-DECEMBER 1993	3373	857	111	1032	5373
JANUARY-DECEMBER 1994	5032	669	0	321	6022
JANUARY-DECEMBER 1995	4035	352	0	499	4886
DURHAM REGION					
JANUARY-DECEMBER 1986	5380	0	271	43	5694
JANUARY-DECEMBER 1987	7010	624	215	440	8289
JANUARY-DECEMBER 1988	6204	822	390	153	7569
JANUARY-DECEMBER 1989	4487	900	108	312	5807
JANUARY-DECEMBER 1990	2754	341	508	180	3783
JANUARY-DECEMBER 1991	2656	182	32	1105	3975
JANUARY-DECEMBER 1992	2091	0	0	1043	3134
JANUARY-DECEMBER 1993	1873	67	0	362	2302
JANUARY-DECEMBER 1994	3003	288	4	165	3460
JANUARY-DECEMBER 1995	2087	0	0	87	2174
YORK REGION					
JANUARY-DECEMBER 1986	10038	1431	154	172	11795
JANUARY-DECEMBER 1987	11598	2246	52	258	14154
JANUARY-DECEMBER 1988	6849	1475	84	205	8613
JANUARY-DECEMBER 1989	6414	2023	147	594	9178
JANUARY-DECEMBER 1990	2842	1192	278	473	4785
JANUARY-DECEMBER 1991	3687	256	131	1153	5227
JANUARY-DECEMBER 1992	3262	60	0	590	3912
JANUARY-DECEMBER 1993	2969	625	8	265	3867
JANUARY-DECEMBER 1994	4445	450	0	304	5199
JANUARY-DECEMBER 1995	3390	790	0	0	4180
HALTON REGION					
JANUARY-DECEMBER 1986	2312	62	87	0	2461
JANUARY-DECEMBER 1987	4389	979	232	0	5600
JANUARY-DECEMBER 1988	2717	1189	12	0	3918
JANUARY-DECEMBER 1989	2550	675	66	76	3367
JANUARY-DECEMBER 1990	647	798	218	0	1663
JANUARY-DECEMBER 1991	933	1191	0	383	2507
JANUARY-DECEMBER 1992	1003	223	100	525	1851
JANUARY-DECEMBER 1993	1800	87	168	425	2480
JANUARY-DECEMBER 1994	1596	360	6	221	2183
JANUARY-DECEMBER 1995	892	233	0	0	1125
TORONTO CMA					
JANUARY-DECEMBER 1986	25380	5709	1509	1033	33631
JANUARY-DECEMBER 1987	29849	12488	1789	2392	46518
JANUARY-DECEMBER 1988	20840	12834	2684	2433	38791
JANUARY-DECEMBER 1989	17664	13077	1496	2947	35184
JANUARY-DECEMBER 1990	8032	6367	1840	2484	18723
JANUARY-DECEMBER 1991	10684	2208	198	5724	18814
JANUARY-DECEMBER 1992	10711	1218	589	8252	20770
JANUARY-DECEMBER 1993	9562	1917	291	3867	15637
JANUARY-DECEMBER 1994	13632	2265	47	2499	18443
JANUARY-DECEMBER 1995	10104	4303	20	1898	16325

HOUSING COMPLETIONS BY TENURE
TORONTO CMA, 1986-1995

YEAR-TO-DATE/YEAR	FREEHOLD	CONDO	PRIVATE RENTAL	ASSISTED RENTAL	TOTAL
METRO TORONTO					
JANUARY-DECEMBER 1986	2894	1464	1208	1725	7291
JANUARY-DECEMBER 1987	1907	3737	188	1101	6933
JANUARY-DECEMBER 1988	1538	1912	1409	1329	6188
JANUARY-DECEMBER 1989	2330	8153	1010	2193	13686
JANUARY-DECEMBER 1990	1740	5485	1532	1182	9939
JANUARY-DECEMBER 1991	1098	5333	743	1605	8779
JANUARY-DECEMBER 1992	818	2871	278	2403	6370
JANUARY-DECEMBER 1993	943	369	22	5834	7168
JANUARY-DECEMBER 1994	952	579	132	2443	4106
JANUARY-DECEMBER 1995	900	705	164	1308	3077
PEEL REGION					
JANUARY-DECEMBER 1986	6504	252	214	95	7065
JANUARY-DECEMBER 1987	8304	1217	198	184	9903
JANUARY-DECEMBER 1988	7742	1822	530	225	10319
JANUARY-DECEMBER 1989	6040	3418	1434	325	11217
JANUARY-DECEMBER 1990	3162	2955	500	824	7441
JANUARY-DECEMBER 1991	4268	1359	743	1049	7419
JANUARY-DECEMBER 1992	4613	572	0	1890	7075
JANUARY-DECEMBER 1993	3805	537	341	1020	5703
JANUARY-DECEMBER 1994	4306	650	111	977	6044
JANUARY-DECEMBER 1995	3862	517	0	471	4850
DURHAM REGION					
JANUARY-DECEMBER 1986	4211	0	116	0	4327
JANUARY-DECEMBER 1987	6812	159	446	229	7646
JANUARY-DECEMBER 1988	5854	460	41	330	6685
JANUARY-DECEMBER 1989	4890	507	640	167	6204
JANUARY-DECEMBER 1990	4319	516	471	430	5736
JANUARY-DECEMBER 1991	2767	731	266	231	3995
JANUARY-DECEMBER 1992	2601	0	40	1525	4166
JANUARY-DECEMBER 1993	1749	0	0	665	2414
JANUARY-DECEMBER 1994	3039	87	0	188	3314
JANUARY-DECEMBER 1995	2078	288	4	259	2629
YORK REGION					
JANUARY-DECEMBER 1986	7838	303	139	243	8523
JANUARY-DECEMBER 1987	10184	1359	124	275	11942
JANUARY-DECEMBER 1988	9876	1270	52	202	11400
JANUARY-DECEMBER 1989	6970	1831	3	296	9100
JANUARY-DECEMBER 1990	4218	1604	23	191	6036
JANUARY-DECEMBER 1991	3750	1619	4	1387	6760
JANUARY-DECEMBER 1992	3641	318	131	880	4970
JANUARY-DECEMBER 1993	3483	466	0	640	4589
JANUARY-DECEMBER 1994	3297	361	0	181	3839
JANUARY-DECEMBER 1995	4137	832	72	290	5331
HALTON REGION					
JANUARY-DECEMBER 1986	1663	270	9	133	2075
JANUARY-DECEMBER 1987	4419	621	246	0	5286
JANUARY-DECEMBER 1988	3364	488	281	0	4133
JANUARY-DECEMBER 1989	2250	1375	14	0	3639
JANUARY-DECEMBER 1990	1551	597	365	26	2539
JANUARY-DECEMBER 1991	851	827	27	50	1755
JANUARY-DECEMBER 1992	1299	990	110	753	3152
JANUARY-DECEMBER 1993	1379	44	0	335	1758
JANUARY-DECEMBER 1994	1483	156	0	643	2282
JANUARY-DECEMBER 1995	1185	354	0	114	1653
TORONTO CMA					
JANUARY-DECEMBER 1986	21038	2289	1565	2169	27061
JANUARY-DECEMBER 1987	27929	6389	646	1560	36524
JANUARY-DECEMBER 1988	25050	5123	2276	1793	34242
JANUARY-DECEMBER 1989	19394	14324	2698	2981	39397
JANUARY-DECEMBER 1990	12114	10868	2620	2334	27936
JANUARY-DECEMBER 1991	10985	9074	1514	4430	26003
JANUARY-DECEMBER 1992	11573	4262	524	6043	22402
JANUARY-DECEMBER 1993	10360	1407	363	7697	19827
JANUARY-DECEMBER 1994	11526	1660	243	3946	17375
JANUARY-DECEMBER 1995	10910	2361	236	2328	15835

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS COMPLETED PRIOR TO JULY 1995 OCTOBER 1995

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CMAs	UNIVERSE	# VACANT	VACANCY RATE	UNIVERSE	# VACANT	VACANCY RATE	UNIVERSE	# VACANT	VACANCY RATE
Hamilton CMA *	40872	779	1.9	43282	882	2.0	3142	101	3.2
Kitchener CMA *	24735	544	2.2	25930	567	2.2	4015	145	3.6
London CMA *	36247	1484	4.1	39674	1690	4.3	4204	126	3.0
Oshawa CMA *	10435	264	2.5	11085	294	2.7	1536	48	3.1
Ottawa CMA (Ontario Part) *	56858	2184	3.8	60772	2323	3.8	9479	229	2.4
St. Catharines CMA *	13867	664	4.8	16631	862	5.2	1058	66	6.2
Sudbury CMA *	8618	427	5.0	10832	652	6.0	1058	43	4.1
Thunder Bay CMA *	4370	269	6.2	5346	334	6.2	227	5	2.2
Toronto CMA *	287727	2197	0.8	298962	2417	0.8	7987	113	1.4
Windsor CMA *	12863	207	1.6	14738	263	1.8	648	12	1.9
Sub-Total CMAs	**496592**	**9019**	**1.8**	**527252**	**10284**	**2.0**	**33354**	**888**	**2.7**
CAs 50,000+ Population									
Barrie CA *	2884	33	1.2	3269	42	1.3	370	5	1.4
Belleville CA *	5207	231	4.4	5940	277	4.7	110	6	5.5
Brantford CA *	3697	99	2.7	4552	132	2.9	744	28	3.8
Cornwall CA *	2164	202	9.3	3494	324	9.3	39	1	2.6
Guelph CA *	6371	84	1.3	6732	87	1.3	1232	11	0.9
Kingston CA *	9648	285	3.0	11242	356	3.2	317	4	1.3
North Bay CA *	2348	113	4.8	3303	183	5.5	539	25	4.6
Peterborough CA *	4063	127	3.1	5026	165	3.3	443	22	5.0
Sarnia CA *	4985	402	8.1	5456	465	8.5	1045	127	12.2
Sault Ste. Marie CA *	4023	119	3.0	4800	135	2.8	211	0	0.0
Sub-Total CAs 50,000+	**45390**	**1695**	**3.7**	**53814**	**2166**	**4.0**	**5050**	**229**	**4.5**

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987

ONTARIO VACANCY RESULTS, PRIVATELY INITIATED ROW AND APARTMENT UNITS
COMPLETED PRIOR TO JULY 1995
OCTOBER 1995

SURVEY AREA	APARTMENTS SIX UNITS AND OVER			APARTMENTS THREE UNITS AND OVER			ROW UNITS		
CAs and CENTRES 10,000 to 50,000 Population	UNIVERSE	# VACANT	VACANCY RATE	UNIVERSE	# VACANT	VACANCY RATE	UNIVERSE	# VACANT	VACANCY RATE
Bracebridge Town	229	8	1.2	266	9	3.4	8	0	0.0
Brockville CA	2065	88	4.3	2376	107	4.5	46	0	0.0
Chatham CA *	2895	127	4.4	3925	152	3.9	60	5	8.3
Cobourg CA	782	26	3.4	831	28	3.4	28	0	0.0
Collingwood CA	513	14	2.8	656	30	4.5	51	23	45.1
Dunnville Town	67	0	0.0	82	0	0.0	6	0	0.0
Elliot Lake CA	1274	124	9.7	1290	133	10.3	225	50	22.2
Haileybury CA	203	9	4.4	382	17	4.6	0	0	0.0
Haldimand Town	287	2	0.7	317	2	0.6	0	0	0.0
Hawkesbury CA	421	36	8.6	650	48	7.5	12	1	8.3
Huntsville Town	221	14	6.3	308	25	8.1	19	1	5.3
Kapuskasing CA	345	47	13.6	637	68	10.7	0	0	0.0
Kenora CA	216	10	4.6	337	13	3.9	24	0	0.0
Kirkland Lake CA	458	64	14.0	909	134	14.7	0	0	0.0
Leamington CA *	1152	66	5.8	1244	74	6.0	53	2	3.8
Lindsay CA	1098	40	3.6	1361	55	4.0	9	0	0.0
Midland CA	899	36	4.0	1141	52	4.6	50	2	4.0
Nanticoke City	106	6	5.7	150	14	9.2	0	0	0.0
Orillia CA	1079	26	2.4	1603	37	2.3	252	9	3.6
Owen Sound CA	1426	92	6.4	1872	128	6.8	37	5	13.5
Pembroke CA (Ontario Part)	699	39	5.5	934	44	4.7	28	0	0.0
Port Hope Town	312	37	11.9	320	37	11.6	19	0	0.0
Simcoe CA	359	12	3.4	543	23	4.2	34	0	0.0
Stratford CA	1770	55	3.1	1993	66	3.3	69	0	0.0
Strathroy Town	350	31	8.9	426	33	7.8	50	4	8.0
Tillsonburg CA	759	39	5.2	873	45	5.1	41	0	0.0
Timmins CA	968	35	3.6	1644	84	5.1	203	8	3.9
Wallaceburg CA	383	34	8.9	465	37	8.0	93	4	4.3
Woodstock CA *	1701	71	4.2	2007	86	4.3	741	44	5.9
Sub-Total CA's etc. 10,000 to 50,000 Population	**23037**	**1188**	**5.2**	**29542**	**1581**	**5.4**	**2225**	**109**	**4.9**
Sub-Total All CAs etc.	**68427**	**2883**	**4.2**	**83356**	**3747**	**4.5**	**7275**	**338**	**4.6**
TOTAL Ontario	**565019**	**11902**	**2.1**	**610608**	**14032**	**2.3**	**40629**	**1226**	**3.0**

* CMAs, CAs and Centres 10,000+ population surveyed prior to April 1987
*Data may not add due to rounding
** Sample size too small or not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY INITIATED), SELECTED AREAS IN CANADA

	1984		1985		1986		1987		1988		1989		1990		1991		1992		1993		1994		1995		
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	
Barrie	0.1	0.1	0.0	0.2	0.4	0.0	0.1	0.2	1.9	0.2	0.0	0.1	1.8	2.1	2.7	3.1	2.4	1.1	2.8	1.7	2.8	1.1	1.3	1.2	Barrie
Belleville	***	***	***	***	***	***	1.3	1.0	1.3	1.1	1.0	0.5	1.2	1.2	2.3	1.5	1.8	1.5	1.6	2.9	3.6	3.9	4.2	4.4	Belleville
Brantford	2.5	1.5	1.0	0.4	0.5	0.3	0.1	0.2	0.4	0.4	0.5	0.3	0.5	0.7	1.9	2.5	1.7	2.7	2.0	4.5	4.5	3.2	4.0	2.7	Brantford
Calgary*	13.8	9.6	6.9	2.7	3.1	3.9	5.4	4.3	3.8	2.3	1.8	1.2	2.9	2.0	4.2	3.8	5.3	5.6	7.1	5.9	6.2	5.0	4.6	3.6	Calgary*
Chicoutimi-Jonquiere*	1.9	1.7	1.8	3.2	4.0	9.0	8.9	10.5	7.2	7.7	5.3	5.1	3.6	6.2	5.7	6.9	5.5	7.5	6.5	6.9	5.4	6.9	5.7	6.9	Chicoutimi-Jonquiere*
Cornwall	1.0	0.6	1.2	2.8	1.3	1.2	0.9	1.3	1.4	2.6	1.6	3.0	3.3	4.0	5.3	4.7	5.4	5.4	4.7	4.3	3.9	5.2	5.9	9.3	Cornwall
Edmonton*	11.4	9.5	7.4	4.4	4.5	4.1	5.5	5.6	6.8	4.4	3.6	2.1	2.6	1.8	3.5	2.3	3.8	4.0	5.5	6.4	9.1	8.9	10.2	10.2	Edmonton*
Guelph	0.3	0.2	0.6	0.1	0.4	0.1	0.0	0.2	0.1	0.1	0.0	0.1	0.2	1.1	0.3	0.5	1.7	2.5	3.0	2.6	3.5	1.6	2.1	1.3	Guelph
Halifax*	0.9	0.4	0.7	0.6	2.0	2.3	3.9	4.4	4.7	4.3	4.4	3.3	4.1	3.6	4.1	5.0	5.6	5.9	7.1	6.5	7.3	7.3	7.3	7.8	Halifax*
Hamilton*	0.9	0.5	0.4	0.4	0.5	0.3	0.3	0.3	0.3	0.4	0.4	0.5	0.7	1.2	1.3	1.4	2.2	2.1	2.7	2.5	2.4	2.1	2.1	1.9	Hamilton*
Kingston	0.1	0.1	0.7	1.3	1.8	1.3	1.7	1.1	1.2	0.4	0.9	0.3	0.9	0.8	1.1	1.6	2.5	1.8	3.3	2.5	3.2	3.0	3.8	3.0	Kingston
Kitchener*	0.7	0.6	0.4	0.4	0.4	0.2	0.4	0.2	0.5	0.4	0.5	0.6	1.3	1.3	4.9	4.4	4.2	4.4	5.4	4.4	4.2	2.8	2.6	2.2	Kitchener*
London*	2.4	1.0	0.9	0.4	0.5	0.7	1.0	1.0	0.9	2.1	3.1	2.7	3.2	2.8	4.0	3.8	4.1	3.4	3.7	3.8	4.7	3.9	3.8	4.1	London*
Montreal*	2.6	2.5	2.0	1.6	1.3	1.8	1.7	3.6	3.9	4.0	3.8	4.9	4.6	5.9	5.6	7.8	6.8	8.4	6.7	8.2	6.8	7.5	6.2	6.8	Montreal*
North Bay	0.5	0.3	0.4	0.2	0.3	0.7	1.1	0.4	0.4	1.4	1.5	0.4	1.7	0.1	0.8	0.7	3.5	2.6	7.2	5.8	8.2	3.5	7.0	4.8	North Bay
Oshawa*	1.5	0.3	0.1	0.1	0.2	0.2	0.1	0.3	0.3	0.4	0.2	0.7	1.5	1.6	3.7	3.4	4.5	6.1	5.6	4.6	4.0	3.3	2.4	2.5	Oshawa*
Ottawa-Hull*	0.3	0.4	1.1	1.3	2.3	3.0	3.0	3.1	2.9	2.1	2.2	1.7	2.3	1.2	1.9	1.5	1.8	1.8	2.1	2.4	3.1	3.5	3.9	4.8	Ottawa-Hull*
Ottawa*	0.3	0.3	0.9	0.8	1.5	1.9	2.1	1.6	1.9	1.6	2.0	1.3	1.9	0.5	1.1	0.7	1.3	1.3	1.7	1.8	2.6	2.6	3.4	3.8	Ottawa*
Hull*	0.7	0.8	2.5	4.3	6.0	8.2	7.7	10.7	7.2	4.5	3.5	3.2	3.9	4.2	5.5	4.9	4.1	3.8	3.8	5.1	5.2	6.9	6.0	8.7	Hull*
Peterborough	0.4	0.4	0.6	0.4	1.5	1.1	0.9	0.6	2.9	2.1	2.0	1.0	1.5	2.3	2.5	2.7	3.5	3.1	3.5	4.9	4.2	4.7	4.3	3.1	Peterborough
Quebec City*	3.2	1.9	1.3	1.5	1.5	3.2	3.0	5.6	5.2	5.2	4.0	4.6	4.3	6.1	4.7	5.7	5.2	6.7	5.3	6.2	5.9	7.1	5.6	6.2	Quebec City*
Regina*	3.0	1.8	3.9	3.1	5.4	3.4	4.1	2.6	4.9	5.4	8.1	6.5	7.6	5.0	5.5	5.6	5.3	3.6	4.6	3.5	4.2	3.1	3.1	2.0	Regina*
St. Catharines-Niagara*	1.0	0.8	0.6	0.3	0.7	0.8	1.0	0.5	1.2	1.0	1.1	0.9	1.6	1.9	2.6	2.7	2.7	3.4	5.2	4.9	5.9	5.4	4.7	4.8	St. Catharines-Niagara*
St. John*	4.6	4.5	4.3	3.1	5.1	4.8	5.4	4.2	3.8	3.5	4.3	3.0	2.3	3.3	4.2	4.6	5.7	6.4	8.0	6.6	9.0	7.6	8.6	8.6	St. John*
St. John's*	4.7	1.8	3.7	2.0	7.5	4.9	9.1	10.1	10.8	8.8	7.7	5.0	4.9	1.6	5.0	7.3	7.4	5.7	7.8	9.1	10.4	6.9	9.1	11.1	St. John's*
Sarnia	3.4	2.8	2.8	2.3	4.4	6.2	6.1	6.3	4.7	2.9	2.6	2.6	2.7	2.5	2.6	1.9	2.5	4.2	4.5	6.1	7.7	7.4	8.5	8.1	Sarnia
Saskatoon*	4.8	1.1	3.5	2.5	5.6	2.8	4.7	4.3	8.6	8.8	10.2	8.8	10.2	7.5	8.1	6.0	7.7	4.4	6.8	2.7	4.0	1.8	2.2	1.0	Saskatoon*
Sault Ste. Marie	2.1	1.4	1.5	1.0	1.9	4.2	4.6	2.6	0.5	0.3	0.2	0.2	0.7	0.8	1.5	1.7	2.2	1.9	2.7	2.3	3.2	2.2	2.1	3.0	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	4.8	6.5	6.6	8.6	7.6	9.4	7.8	10.5	9.8	10.7	9.3	10.0	8.9	8.4	6.7	8.5	6.5	6.8	Sherbrooke*
Sudbury*	0.9	0.8	1.0	0.6	1.0	0.9	1.1	1.0	1.2	0.3	0.8	0.3	0.5	0.7	0.9	0.5	2.2	2.8	5.2	3.4	4.8	3.8	5.8	5.0	Sudbury*
Thunder Bay*	1.4	0.4	0.4	0.6	1.1	2.4	3.1	2.1	2.1	1.1	1.4	0.6	1.4	0.9	1.2	0.7	1.7	2.4	3.2	2.4	4.3	4.1	6.0	6.2	Thunder Bay*
Toronto*	0.8	0.6	0.5	0.4	0.3	0.1	0.1	0.1	0.2	0.2	0.2	0.3	0.7	0.9	1.5	1.7	1.9	2.0	2.0	1.9	1.8	1.2	1.0	0.8	Toronto*
Trois Rivieres*	2.7	2.2	2.4	2.1	2.7	6.7	6.1	9.0	6.9	6.2	5.8	5.6	6.2	8.1	7.6	9.0	8.1	7.4	7.1	7.0	6.6	7.8	7.5	7.8	Trois Rivieres*
Vancouver*	2.4	2.2	2.8	2.2	0.9	0.9	2.3	1.1	1.0	0.4	0.5	0.4	0.9	0.9	2.3	2.2	2.8	1.6	2.0	1.1	1.4	0.8	1.3	1.1	Vancouver*
Victoria*	3.7	2.2	3.3	1.9	2.4	0.6	1.1	0.4	1.0	0.3	0.7	0.2	0.7	0.3	1.4	0.8	2.7	1.5	2.0	1.8	3.1	1.9	4.2	3.5	Victoria*
Windsor*	1.0	0.7	0.7	0.7	0.5	1.0	1.1	0.7	1.1	0.8	1.0	1.0	2.2	2.2	3.8	3.0	3.2	3.0	2.7	2.3	2.2	1.5	1.1	1.6	Windsor*
Winnipeg*	1.0	0.8	0.9	0.9	1.1	1.6	2.0	2.8	3.0	4.3	4.6	6.5	5.7	6.4	5.8	6.6	5.9	6.1	5.7	5.8	5.4	5.6	4.6	5.3	Winnipeg*
TOTAL (CMA's only)	2.7	2.2	1.9	1.4	1.4	1.6	1.9	2.5	2.7	2.6	2.5	2.8	2.9	3.3	3.8	4.4	4.4	4.8	4.5	4.8	4.6	4.6	4.2	4.3	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PRIVATELY AND PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1984		1985		1986		1987		1988		1989		1990		1991	1992	1993	1994	1995	
	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	OCT	OCT	OCT	
Barrie	0.1	0.1	0.0	0.2	0.4	0.0	0.1	0.2	1.7	0.2	0.0	0.2	1.8	2.5	4.0	3.1	2.5	1.0	0.7	Barrie
Belleville	***	***	***	***	***	***	1.1	0.9	1.2	1.0	0.9	0.4	1.0	1.1	2.0	1.3	2.4	3.3	3.8	Belleville
Brantford	1.9	1.3	0.9	0.6	0.4	0.3	0.1	0.1	0.3	0.3	0.4	0.3	0.7	0.7	1.5	2.1	3.4	2.7	2.5	Brantford
Calgary*	13.4	10.1	7.7	3.7	3.9	4.4	5.3	4.3	3.9	2.4	2.0	1.4	2.6	2.0	3.8	5.1	5.3	4.8	3.4	Calgary*
Chicoutimi-Jonquiere*	1.6	1.3	1.4	2.5	2.9	6.7	6.5	7.8	5.2	5.5	3.7	3.9	2.6	4.7	4.2	5.7	5.5	5.3	5.5	Chicoutimi-Jonquiere*
Cornwall	0.5	0.5	0.8	1.6	0.9	0.8	0.6	1.3	1.0	2.2	1.5	2.3	2.4	3.0	3.9	3.7	3.1	4.0	7.1	Cornwall
Edmonton*	11.2	9.7	7.9	4.9	5.1	4.6	5.8	5.8	6.8	4.5	3.8	2.4	2.8	2.0	3.5	3.8	6.1	8.7	10.0	Edmonton*
Guelph	0.3	0.2	0.8	0.2	0.5	0.2	0.0	0.2	0.1	0.1	0.0	0.1	0.2	1.0	0.3	2.2	2.2	1.5	1.1	Guelph
Halifax*	0.8	0.4	0.7	0.6	1.9	2.3	3.8	4.2	4.2	4.1	4.3	3.5	4.5	3.9	4.3	6.5	7.0	7.3	7.9	Halifax*
Hamilton*	0.8	0.7	0.5	0.5	0.7	0.6	0.2	0.5	0.4	0.5	0.4	0.4	0.7	1.1	1.3	2.2	2.9	2.5	2.1	Hamilton*
Kingston	0.2	0.1	0.6	1.1	1.5	1.2	1.5	1.0	1.1	0.4	0.8	0.3	0.8	0.8	1.2	1.7	2.5	2.6	2.7	Kingston
Kitchener*	0.6	0.6	0.4	0.4	0.4	0.2	0.4	0.2	0.4	0.4	0.5	0.5	1.2	1.3	4.4	4.0	4.0	2.5	2.0	Kitchener*
London*	2.2	1.0	0.9	0.4	0.6	0.6	0.9	0.9	0.8	1.9	2.8	2.5	2.9	2.6	3.7	3.2	3.5	3.6	3.8	London*
Montreal*	2.5	2.4	1.9	1.6	1.3	1.8	1.6	3.4	3.8	3.8	3.6	4.7	4.5	5.6	5.3	7.8	7.6	6.9	6.2	Montreal*
North Bay	0.4	0.2	0.3	0.1	0.2	0.5	0.8	0.3	0.3	1.0	1.1	0.4	1.2	0.1	0.6	1.8	3.8	2.2	3.1	North Bay
Oshawa*	1.3	0.3	0.1	0.1	0.2	0.2	0.1	0.3	0.2	0.3	0.2	0.6	1.2	1.3	3.1	5.1	4.0	2.7	2.0	Oshawa*
Ottawa-Hull*	0.3	0.3	1.0	1.2	2.0	2.6	2.6	2.7	2.7	1.9	2.0	1.6	2.0	1.1	1.7	1.6	2.1	3.0	4.0	Ottawa-Hull*
Ottawa*	0.2	0.3	0.8	0.7	1.3	1.7	1.8	1.4	1.7	1.5	1.8	1.3	1.8	0.4	0.9	1.2	1.5	2.3	3.3	Ottawa*
Hull*	0.6	0.7	2.1	3.5	4.8	6.4	6.2	8.6	6.1	3.9	3.0	2.7	3.2	3.8	4.8	3.4	4.5	5.8	7.2	Hull*
Peterborough	0.3	0.3	0.4	0.3	1.2	0.9	0.9	0.4	2.5	1.7	1.7	0.9	1.3	1.8	2.0	2.4	3.8	3.5	2.4	Peterborough
Quebec City*	2.8	1.6	1.1	1.4	1.3	2.7	2.6	4.8	4.5	4.5	3.7	3.9	3.7	5.3	4.1	6.1	5.3	6.5	5.6	Quebec City*
Regina*	2.8	1.6	3.5	2.7	4.6	2.9	3.5	2.2	4.2	4.7	7.1	5.5	6.5	4.4	4.8	3.1	3.1	2.7	1.7	Regina*
St. Catharines-Niagar	0.9	0.8	0.6	0.3	0.6	0.7	0.9	0.5	1.0	0.8	1.0	0.7	1.4	1.7	2.2	3.0	4.0	4.5	4.0	St. Catharines-Niagara*
St. John*	3.8	3.8	3.8	2.5	4.6	4.4	5.0	4.3	3.7	3.4	3.7	2.4	2.1	2.9	3.8	5.5	6.0	8.1	8.2	St. John*
St. John's*	3.8	1.5	2.9	1.6	5.8	3.9	7.2	7.8	8.5	7.0	6.0	4.0	4.0	1.3	4.0	4.5	7.5	6.0	9.2	St. John's*
Sarnia	3.1	2.6	2.6	2.2	4.1	5.7	5.6	5.8	4.3	2.6	2.3	2.3	2.5	2.2	2.3	3.7	5.4	6.6	7.0	Sarnia
Saskatoon*	4.3	1.2	3.2	2.3	5.0	2.6	4.1	4.0	7.6	7.8	9.1	7.9	9.1	6.9	7.3	4.0	2.4	1.7	0.9	Saskatoon*
Sault Ste. Marie	2.1	1.3	1.4	0.8	1.7	3.8	3.7	2.3	0.5	0.3	0.3	0.2	0.6	0.7	1.3	1.6	1.7	1.7	2.2	Sault Ste. Marie
Sherbrooke*	***	***	***	***	***	***	4.4	6.1	6.0	7.9	7.1	8.9	7.3	9.9	9.1	9.6	7.7	7.9	6.4	Sherbrooke*
Sudbury*	0.7	0.6	0.8	0.5	0.9	0.7	0.8	0.8	0.9	0.4	0.6	0.2	0.4	0.5	0.8	2.2	2.7	3.3	4.1	Sudbury*
Thunder Bay*	1.0	0.3	0.3	0.4	0.7	1.6	2.2	1.6	1.5	0.9	1.2	0.4	0.9	0.6	0.8	1.7	1.7	2.6	3.9	Thunder Bay*
Toronto*	0.8	0.6	0.6	0.4	0.4	0.1	0.2	0.1	0.2	0.1	0.2	0.3	0.6	0.7	1.3	1.8	1.7	1.1	0.7	Toronto*
Trois Rivieres*	2.3	1.9	2.0	1.8	2.3	5.8	5.5	8.0	6.2	5.6	5.2	5.0	5.4	7.2	7.1	7.2	6.3	7.0	7.1	Trois Rivieres*
Vancouver*	2.1	2.1	2.6	2.1	0.8	0.9	2.1	1.0	0.9	0.4	0.4	0.4	0.8	0.8	2.0	1.4	1.0	0.7	1.0	Vancouver*
Victoria*	3.5	2.1	3.0	1.8	2.3	0.6	1.0	0.3	1.0	0.3	0.6	0.2	0.7	0.3	1.3	1.4	1.6	1.8	3.2	Victoria*
Windsor*	1.1	0.9	0.7	0.7	0.5	0.8	1.0	0.5	0.9	0.6	0.9	0.9	1.8	1.8	3.0	2.6	2.0	1.7	1.5	Windsor*
Winnipeg*	1.0	0.8	0.8	0.9	1.1	1.5	1.8	2.5	2.7	3.9	4.2	6.0	5.3	5.9	3.5	5.9	5.8	5.4	5.2	Winnipeg*
TOTAL (CMA's only)	2.5	2.1	1.9	1.4	1.4	1.6	1.8	2.2	2.5	2.3	2.3	2.5	2.7	3.0	3.4	4.3	4.3	4.1	3.8	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

VACANCY RATES IN APARTMENT STRUCTURES OF SIX UNITS AND OVER (PUBLICLY INITIATED), SELECTED AREAS IN CANADA

	1984 APR	OCT	1985 APR	OCT	1986 APR	OCT	1987 APR	OCT	1988 APR	OCT	1989 APR	OCT	1990 APR	OCT	1991 APR	1992 OCT	1993 OCT	1994 OCT	1995 OCT	
Barrie	***	***	***	***	***	***	0.0	0.0	0.0	0.0	0.0	0.4	1.9	3.8	8.9	6.4	3.9	0.9	0.1	Barrie
Belleville	***	***	***	***	***	***	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.7	Belleville
Brantford	0.1	0.9	0.6	1.2	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.4	1.1	0.8	0.5	0.4	0.2	1.0	2.0	Brantford
Calgary*	9.7	13.4	13.1	10.2	9.3	8.1	5.0	4.6	4.3	2.9	3.7	2.5	1.2	1.7	1.1	1.8	1.9	2.9	2.1	Calgary*
Chicoutimi-Jonquiere*	0.8	0.4	0.4	1.0	0.6	1.6	1.1	1.7	0.9	0.5	0.3	1.1	0.4	1.4	0.6	1.3	2.2	1.6	2.2	Chicoutimi-Jonquiere*
Cornwall	0.0	0.3	0.4	0.0	0.4	0.2	0.0	1.5	0.0	1.6	1.2	0.9	0.6	0.9	1.0	0.3	0.7	1.6	2.5	Cornwall
Edmonton*	8.8	11.9	13.2	10.5	11.1	9.5	8.2	7.5	6.7	5.5	5.7	4.9	4.4	3.7	3.9	1.9	3.4	6.4	8.8	Edmonton*
Guelph	0.5	0.2	3.2	1.2	1.3	1.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.8	0.2	Guelph
Halifax*	0.4	0.7	0.6	0.4	1.6	2.4	2.8	3.1	1.8	3.3	4.2	4.4	6.1	5.6	5.2	9.6	9.6	7.8	8.3	Halifax*
Hamilton*	0.7	1.4	1.2	1.0	2.0	2.2	0.1	1.4	1.0	0.8	0.4	0.1	0.6	0.7	1.1	2.9	5.0	4.5	3.1	Hamilton*
Kingston	0.4	0.0	0.1	0.2	0.0	0.6	0.4	0.5	0.6	0.3	0.5	0.1	0.1	0.7	1.3	1.1	2.6	0.6	1.6	Kingston
Kitchener*	0.2	0.1	0.1	0.2	0.0	0.1	0.0	0.0	0.1	0.0	0.1	0.0	0.1	1.1	0.9	1.0	1.5	0.6	0.9	Kitchener*
London*	0.3	0.7	1.2	0.7	0.9	0.1	0.2	0.1	0.1	0.0	0.0	0.2	0.4	0.1	0.3	1.3	1.0	1.4	1.4	London*
Montreal*	2.0	1.8	1.4	1.3	1.4	1.8	0.6	1.2	2.4	1.9	1.6	2.0	3.9	2.5	2.7	3.4	3.3	2.7	2.1	Montreal*
North Bay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.3	0.0	0.3	0.2	0.1	0.0	0.1	0.1	North Bay
Oshawa*	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.1	0.1	0.2	0.6	1.2	2.0	0.5	0.4	Oshawa*
Ottawa-Hull*	0.1	0.1	0.5	0.5	0.5	0.3	0.4	0.5	0.5	0.9	0.9	1.3	0.9	0.7	0.7	0.9	0.7	0.9	0.9	Ottawa-Hull*
Ottawa*	0.0	0.0	0.3	0.3	0.4	0.1	0.2	0.1	0.4	0.7	0.8	1.4	1.0	0.3	0.3	0.6	0.4	0.8	0.9	Ottawa*
Hull*	0.2	0.3	1.0	0.9	1.0	0.8	0.9	1.6	1.2	1.3	1.2	0.9	0.5	2.1	2.2	1.9	2.0	1.3	1.2	Hull*
Peterborough	0.0	0.0	0.0	0.0	0.2	0.3	1.0	0.0	0.7	0.3	0.9	0.4	0.4	0.3	0.2	0.5	0.5	0.1	0.3	Peterborough
Quebec City*	0.3	0.1	0.1	0.3	0.3	0.3	0.4	0.5	0.9	1.2	2.1	0.9	1.2	1.7	1.5	2.4	0.8	3.5	2.6	Quebec City*
Regina*	1.5	0.3	1.5	0.8	0.7	0.5	0.4	0.3	1.0	1.3	2.3	1.0	1.2	1.1	1.0	1.0	1.3	0.8	0.3	Regina*
St. Catharines-Niagar	0.4	0.5	0.2	0.1	0.1	0.2	0.0	0.3	0.2	0.2	0.6	0.3	0.6	0.7	0.6	1.7	1.1	1.5	1.5	St. Catharines-Niagar
St. John*	1.6	1.5	2.4	1.1	3.3	3.4	3.9	4.6	3.4	3.2	2.2	0.5	1.5	1.9	2.5	3.1	4.5	9.3	7.1	St. John*
St. John's*	0.1	0.3	0.2	0.4	0.1	0.2	0.7	0.2	1.1	1.7	1.3	1.4	1.6	0.5	1.2	1.2	0.4	1.9	1.4	St. John's*
Sarnia	0.0	0.0	0.0	0.5	0.3	0.0	0.4	1.2	0.7	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.1	1.4	0.1	Sarnia
Saskatoon*	0.2	1.5	0.7	0.5	0.0	0.9	0.2	2.1	0.3	0.5	1.4	0.9	1.1	2.4	1.3	1.3	0.6	0.4	0.2	Saskatoon*
Sault Ste. Marie	1.8	0.8	1.0	0.1	1.3	2.1	0.4	1.4	0.5	0.2	0.7	0.2	0.4	0.1	0.5	0.9	0.0	0.1	0.1	Sault Ste. Marie
Sherbrooke*	***	***	***	0.0	0.1	0.1	0.1	1.5	0.2	2.2	2.7	5.0	3.3	4.7	3.2	6.1	3.2	2.9	3.3	Sherbrooke*
Sudbury*	0.1	0.3	0.3	0.0	0.7	0.2	0.2	0.3	0.1	0.4	0.0	0.0	0.0	0.1	0.2	0.3	0.5	1.5	1.1	Sudbury*
Thunder Bay*	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.4	0.1	0.2	0.7	0.0	0.0	0.0	0.1	0.4	0.4	0.2	0.2	Thunder Bay*
Toronto*	0.7	0.8	0.8	0.7	0.6	0.1	0.2	0.0	0.0	0.1	0.0	0.1	0.2	0.2	0.6	1.2	1.1	1.0	0.6	Toronto*
Trois Rivieres*	0.3	0.1	0.1	0.3	0.0	0.4	1.1	1.1	1.7	2.4	2.0	1.9	0.9	2.1	4.4	6.1	3.1	3.3	3.2	Trois Rivieres*
Vancouver*	0.5	1.7	0.8	1.1	0.4	0.4	0.9	0.4	0.5	0.4	0.2	0.2	0.2	0.5	0.7	0.4	0.5	0.2	0.2	Vancouver*
Victoria*	0.4	0.3	0.2	0.7	0.9	0.7	0.6	0.1	0.9	0.3	0.2	0.1	0.0	0.3	0.4	0.6	0.5	0.7	1.2	Victoria*
Windsor*	1.3	1.6	0.7	0.5	0.6	0.5	0.6	0.1	0.4	0.1	0.7	0.8	0.7	0.7	1.2	1.8	1.2	2.0	1.1	Windsor*
Winnipeg*	1.0	1.1	0.6	0.8	0.9	1.0	0.8	1.2	1.8	2.4	2.5	3.8	3.8	3.7	4.4	5.2	5.7	4.6	5.0	Winnipeg*
TOTAL (CMA's only)	1.3	1.6	1.5	1.3	1.3	1.2	0.9	0.9	1.1	1.0	1.1	1.1	1.4	1.3	1.5	2.1	2.0	2.0	1.7	TOTAL (CMA's only)

* Census Metropolitan Areas (CMA's)

*** Data not available

TORONTO CMA ZONE BOUNDARIES

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
1	Toronto (Central)	C.P.R. Line	City Limit & Don River	Lake Ontario	Bathurst St. (East Side)	2,11-17,30-39, 59-68, 86-92
2	Toronto (East)	City Limit	City Limit	Lake Ontario	Don River	1, 18-29, 69-85
3	Toronto (North)	City Limit	City Limit	C.P.R. Line	City Limit (& Bathurst St. East Side)	117-142
4	Toronto (West)	City Limit	Bathurst St. (West Side)	Lake Ontario	City Limit	3-10, 40-58,93-116
5	Etobicoke (South)	Bloor St. W.	Humber River	Lake Ontario	Etobicoke Creek	200-220
6	Etobicoke (Central)	Highway 401	Humber River	Bloor St. W.	Etobicoke Creek	221-243
7	Etobicoke (North)	Steeles Ave.	Humber River	Highway 401	Etobicoke Creek	244-250
8	York City					150-176
9	East York (Borough)					180-196
10	Scarborough (Central)	Highway 401	Brimley McCowan Rd.	Lake Ontario	City Limit	334-353,369-373
11	Scarborough (North)	Steeles Ave.	City Limit	Highway 401 & Twyn River Drive	City Limit	374-378
12	Scarborough (East)	Highway 401 & Twyn River Drive	City Limit	Lake Ontario	Brimley Rd. & McCowan Rd.	330-333, 354-368, 802
13	North York (Southeast)	Highway 401	City Limit	City Limit	Yonge St.	260-274
14	North York (Northeast)	Steeles Ave.	City Limit	Highway 401	Yonge St.	300-307,321-324
15	North York (Southwest)	Highway 401	Yonge St. & City Limit	City Limit	City Limit	275-287
16	North York (North Central)	Steeles Ave.	Yonge St.	Highway 401	Dufferin St. & Sunnyview Rd.	288, 297-299, 308-310,317-320
17	North York (Northwest)	Steeles Ave.	Dufferin St. & Sunnyview Rd.	Highway 401	Humber River	289-296, 311-316
18	Mississauga (South)	Dundas St.	Etobicoke Creek	Lake Ontario	City Limit	500-515,540
19	Mississauga (Northwest)	Highway 401	Credit River	Dundas St.	City Limit	516,550

TORONTO CMA ZONE BOUNDARIES (continued)

ZONE	LOCATION	NORTH	EAST	SOUTH	WEST	CENSUS TRACTS
20	Mississauga (Northeast)	Steeles Ave.	City Limit	Dundas St.	Credit River	517-532
21	Brampton (West)	#10 Side Road	Heart Lake Rd.	Steeles Ave.	Second Line	570-576
22	Brampton (East)	Highway 7	Torbram Rd.	Steeles Ave.	Heart Lake Rd.	560-564, 576.03
23	Oakville Town					600-615
24	Caledon					585-587
25	Richmond Hill Vaughan King					420-424 410-413 460-461
26	Aurora Newmarket Whitchurch-Stouffville EastGwillimbury Georgina Township Georgina Island					440-442 450-452 430-431 455-456 470-475 476
27	Markham Town					400-403
28	Pickering* Ajax* Uxbridge					800-801, 803-804 807, 805*, 806*,820* 810-812, 805*, 806*, 820*, 830, 832
29	Milton Halton Hills					620-626 630-639
30	Orangeville					590-592
31	Bradford West Gwillimbury New Tecumseth					480-482 484-483

* Tracts 805, 806 and 820 cross the Ajax/Pickering political boundary


Lake Simcoe
GEORGINA ISLANDS
GEORGINA
NEW TECUMSETH
BRADFORD WEST GWILLIM-BURY
EAST GWILLIMBURY
UXBRIDGE
NEW-MARKET
ORANGEVILLE
KING
AURORA
WHITCHURCH-STOUFFVILLE
CALEDON
RICHMOND HILL
VAUGHAN
PICKERING
MARKHAM
BRAMPTON
AJAX
North York
METROPOLITAN
HALTON HILLS
Scarborough
York
Etobicoke
E. York
Toronto
N
MISSISSAUGA
TORONTO
MILTON
OAKVILLE
Lake Ontario
0 6 12 km
0 4 8 mi.

TORONTO CMA

Canada